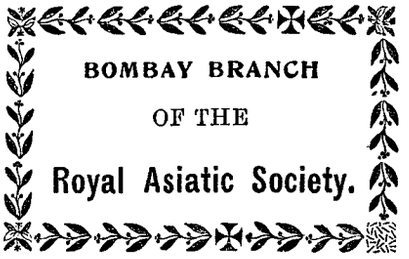
City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1925.

Caxton Printing Works, Fort, Bombay.



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Bombay Improvement Trust.

Administration Report

for the

year ending 31st March 1925.

With the compliments 133660

of

the Chairman and Trustees for the

Improvement of the City of Bombay.

To.....

.....

26.11.26.

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City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31st MARCH 1925.

Caxton Printing Works, Fort, Bombay.

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12/5/13

CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1924-25.

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CITY OF BOMBAY IMPROVEMENT TRUST.

BOARD OF TRUSTEES.

(*As on* 31*st March* 1925.)

		Date of first appointment to the Board.
	Chairman.	
1.	R. H. A. DELVES, Esq., F.S.I., J.P.	14th January 1924.
	Ex-Officio Trustees.	
2.	Major-General H. A. V. Cummins, C.M.G. (General Officer Commanding, Bombay Brigade) ..	24th January 1922.
3.	J. P. BRANDER, Esq., M.A., I.C.S., J.P. (Collector of Bombay)	28th October 1919.
4.	H. B. CLAYTON, Esq., C.I.E., I.C.S., J.P. (Municipal Commissioner for the City of Bombay)	19th December 1919.
	Elected by the Corporation.	
5.	The Hon'ble Mr. PHIROZE C. SETHNA, B.A., O.B.E., J.P.	1st April 1919.
6.	Dr. K. E. DADACHANJI, M.L.C., L.M. & S., J.P...	1st April 1919.
7.	VASANTRAO ANANDRAO DABHOLKAR, Esq., C.B.E., M.L.C., J.P.	20th January 1921.
8	NAOROJI M. DUMASIA, Esq., M.L.A., J.P. ..	9th January 1922.
	Elected by the Chamber of Commerce.	
9.	HARRY T. GORRIE, Esq., J.P.	1st April 1920.
	Elected by the Port Trustees.	
10.	P. R. CADELL, Esq., C.S.I., C.I.E., I.C.S., J.P. ..	1st April 1922.
	Elected by the Millowners' Association.	
11.	S. D. SAKLATVALA, Esq.	1st April 1923.
	Nominated by Government.	
12.	Sir LAWLESS HEPPER, Kt., J.P.	2nd April 1913.
13.	MIRZA ALI MOHAMMED KHAN, Esq., M.A., LL.B., J.P.	18th February 1919.
14	Dr. S. S. BATLIWALA, L.M. & S., F.C.P.S., J.P. ..	1st April 1923.

PRINCIPAL OFFICERS OF THE BOARD.

(*As on* 31*st March* 1925.)

	Date of first appointment.
Chief Engineer's Department.	
PERMANENT.	
J. F. Watson, Esq., B.E., M.I.C.E., J.P., Chief Engineer	4th September 1903.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Executive Engineer, 1st Grade	14th April 1903.
T. R. S. Kynnersley, Esq., A.M.I.C.E., Executive Engineer, 1st Grade	9th October 1920.
A. N. Walker, Esq., A.M.I.C.E., Executive Engineer, 1st Grade	9th October 1920.
R. W. Cable, Esq., F.R.I.B.A., I.E.S., Trust Architect	30th May 1922.
D. N. Baria, Esq., L.C.E., Executive Engineer, 2nd Grade	24th January 1908.
H. M. Abhyankar, Esq., L.C.E., Executive Engineer, 2nd Grade	2nd September 1907.
M. Framji, Esq., L.R.I.B.A., A.M.I.S.E., L.C.E., Assistant Engineer	1st August 1920.
J. J. Engineer, Esq., B.A., B.E., Assistant Engineer ..	11th August 1913.
V. A. Dighe, Esq., L.C.E., Assistant Engineer ..	1st October 1920.
E. A. Nadirshaw, Esq., B.A., B.E., B.Sc. (Eng.), Assistant Engineer	8th August 1923.
Sant Ram, Esq., Assistant Engineer (*sub pro. tem.*)..	25th November 1919.
B. J. Panthaky, Esq., B.E., B.Sc. (Eng.), Assistant Engineer (Acting)	27th February 1924.
F. H. Stephenson, Esq., Costs Superintendent ..	10th November 1922.
(TEMPORARY.)	
I. K. Kaul, Esq., A.M.I.C.E., Executive Engineer, 1st Grade	6th April 1923.
W. McLachlan, Esq., A.M.I.C.E., Executive Engineer, 1st Grade	12th April 1923.
M. Dorsey, Esq., Assistant Engineer	18th February 1921.
G. G. Marathe, Esq., L.C.E., Assistant Engineer (Acting)	10th November 1919.
J. N. Vakil, Esq., B.A., B.E., Assistant Engineer (*sub pro. tem.*)	1st November 1920.
Consulting Engineers.	
Messrs. Rendel, Palmer and Tritton	December 1919.

Principal Officers of the Board—*contd.*

	Date of first appointment.
Land Manager's Department.	
M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
H. P. Matbar, Esq., L.C.E., Deputy Land Manager ..	1st October 1901.
A. K. Dadachanji, Esq., L.C.E., Deputy Land Manager	12th July 1917.
G. L. Narasimham, Esq., B.A., B.C.E., M.I.E., Deputy Land Manager	3rd January 1920.
B. S. Vakde, Esq., L.C.E., Assistant Land Manager ..	3rd January 1920.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager (attached to the Estate Agent's Department) ..	1st May 1920.
K. P. Pavri, Esq., L.C.E., Assistant Land Manager ..	9th January 1902.
L. J. Saldanha, Esq., L.C.E., Junior Assistant Land Manager	1st July 1903.
H. G. Mhatre, Esq., L.C.E., A.M.I.E., Junior Assistant Land Manager	19th April 1910.
E. M. Bhacka, Esq., B.E., A.M.I.E., Junior Assistant Land Manager	9th February 1921.
Estate Agent's Department.	
J. T. Burge, Esq., F.S.I., J.P., Estate Agent	1st November 1912.
A. D. N. Smith, Esq., P.A.S.I., Assistant Land Manager	1st May 1920.
Secretary and Chief Accountant's Department.	
K.N. Ramasubba Aiyar, Esq., B.A., B.L., J.P., Secretary and Chief Accountant (on leave)	23rd January 1918.
C. P. Gorwalla, Esq., B.A., Secretary and Chief Accountant (Acting)	1st July 1922.
Narayen Trimbuck Chawathey, Esq., Deputy Secretary and Accountant (Acting)	30th December 1898.
E. B. Bharucha, Esq., Assistant Accountant (Acting) ..	1st May 1904.
Medical Officer.	
Dr. C. Fernandez, M.D., I.M.S., L.M. & S., J.P. ..	1st June 1923.

ANNUAL REPORT, 1924-25.

Introductory

DURING the year under review capital expenditure was cut down to a very considerable extent but not so as to interfere with essential work. The construction of the Eastern Avenue was pushed on with and by the end of the year it was possible to drive along an asphalted road from Grant Road to Byculla Bridge and from Connaught Road to the King's Circle. The widening of Byculla Bridge and its approaches to 100 feet was taken in hand and should be completed by the end of 1926. Provision was also made for commencing on the section between Grant Road and Sandhurst Road and a number of houses were demolished to make room for that portion of the Avenue known as Sydenham Road.

The completion of the chawls in Love Lane enabled the Board to take in hand the demolition of a large number of very insanitary buildings in Guzri Bazaar and other insanitary houses were pulled down in Memonwada, Tulsirampada and on Nowroji Hill. All persons occupying these buildings were offered accommodation at concession rents in one or other of the Board's chawls and a large number availed themselves of the option. Out of 9,028 rooms provided by the Board in this and previous years 5,018 were occupied by such tenants. It is satisfactory to note that except during the years 1918 and 1919, when influenza prevailed, there has been a steady fall in the death rate during the last ten years and that during the year under review it reached the remarkably low rate of 7·12. The population of these chawls was in January 1925, 28,313 and in addition 4,122 were housed in semi-permanent sheds.

Seventy-eight plots of land valued at Rs. 27,87,052 were disposed of during the year but 184 valued at Rs. 26,87,491 were resumed owing to the failure of the tenants to carry out their obligations. Many of the plots resumed had been let to Copartnership Housing Societies at concessional rents and some were relet at increased rates before the end of the year. Three of the Societies to whom the Board let land on the Dadar-Matunga Estate have succeeded but the others have failed. The nett result of the lettings and resumptions was an increase in rental value of Rs. 22,844 per annum; this is due to the fact that ground rents on recent lettings are calculated at 6 per cent. on the value of the land, whereas that let to the Societies was calculated at 4½ per cent.

As a result of the reduction in engineering works it was possible to reduce the staff to a considerable extent.

Statistics of Trust's work to date.

2. The usual appendices giving a synopsis of the Trust's work up to date under different heads are appended to this Report. They are summarised below :—

Appendix A.—A synopsis of the Trust's capital account transactions, showing how 16,45 lakhs have been spent on the city, *viz.*, 110 on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 15,35 on the acquisition and development of the Trust's own estates.

Appendix B.—A synopsis of the Trust's general account transactions, showing the total of interest and sinking fund as compared with the total receipts.

Appendix D.—A list of Trust's estates as at the end of 1924-25, showing how they have been developed. Total developed area 50·49 lakhs square yards, valued at Rs. 875·72 lakhs; undeveloped area 79·16 lakhs square yards acquired at a cost of 403 lakhs. The original grants of land under Schedules C and D are also shown.

Appendix E.—A list of the schemes undertaken by the Board showing the expenditure already incurred in respect of each scheme, the progress made in 1924-25, the further work to be done and the estimated cost thereof; aggregate estimated cost 18,82 lakhs, of which 14,24 lakhs had been spent to end of 1924-25.

Appendix F.—A tabular statement showing the area acquired in each scheme with actual cost of acquisition to date and estimate of future cost. Total 115·3 lakhs square yards acquired for over Rs. 910 lakhs; 15 lakhs square yards yet to be acquired at a probable cost of Rs. 111 lakhs.

Appendix G.—A tabular statement showing the progress in leasing building sites on the Trust's developed estates. Total 1,682 sites covering 24·31 lakhs square yards leased at annual rentals aggregating nearly Rs. 25·35 lakhs, leaving 686 plots covering 10·92 lakhs square yards with rental aggregating Rs. 15 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation schemes undertaken by the Trust, showing that in completed schemes accommodation for 96 officers and 1,795 men with their families has been provided on sites aggregating 0·80 lakh square yards in area.

Appendix I.—A list of chawls constructed by the Trust for the poorer and working classes, showing that in completed chawls, accommodation for 36,091 adults has been provided on sites aggregating 1·82 lakhs square yards in area at a capital cost of Rs. 122·5 lakhs. Annual rents (from Rs. 3-12 to Rs. 65 per tenement per month) aggregating Rs. 8·15 lakhs per annum; capital cost per adult accommodated Rs. 340.

Appendix J.—A list of roads constructed by the Trust. Total roads all completely drained, sewered and lighted aggregating 26·08 miles in length and 6·09 lakhs square yards in area handed over to the Municipality. Others complete and incomplete aggregating 25·4 miles in length and 7·47 lakhs square yards in area, yet to be handed over; cost of roads to date Rs. 178 lakhs for construction (excluding cost of land).

Acquisition of Land. (a) L. A. O.'s Cases.

3. The office of the Land Acquisition Officer for the city of Bombay was held by Mr. G. C. Rowe, P.A.S.I., throughout the year.

The total number of cases brought to the file was 1,407, which included 1,401 outstanding cases of the previous year.

Out of the total number of 1,407 cases, 109 embracing an aggregate area of 238,963 square yards (49 acres) were disposed of, and compensation amounting to Rs. 20,18,848 awarded. One case was withdrawn from acquisition.

Thus at the end of the year, there remained 1,297 cases outstanding.

At the close of 1923-24, a total area of 1,713,176 square yards (354 acres) remained to be acquired. The acquisition effected in the year under review, comprising 238,963 square yards (49 acres), represents a trifle less than 14 per cent. of the balance brought over from the previous year.

The total area acquired included 129 square yards of foot tracks and passages for which nominal compensation amounting to Rs. 3 was paid. For three plots measuring 552 square yards, only Rs. 1,077 in money has been awarded, as the consent awards included the benefit of leases granted to the claimants.

If the foregoing areas aggregating 681 square yards be excluded from the total area of 238,963 square yards, and Rs. 20,17,768 awarded for all other cases be spread over the balance of 238,282 square yards, the amount awarded gives to the land acquired a rate of Rs. 8·47 per square yard—an all-over price which is higher than the rate of Rs. 5·54 at which land was acquired in the preceding year 1923-24.

Details of acquisition by contest as also by settlement are given for each scheme separately in Appendix F. They are briefly summarised as under :—

Settled.			Contested.			Total.		
No. of cases.	Area. Sq. yds.	Amount. Rs.	No. of cases.	Area. Sq. yds.	Amount. Rs.	No. of cases.	Area. Sq. yds.	Amount. Rs.
28	53,130 (11 acres)	12,34,805	81	185,833 (38 acres)	7,84,043	109	238,963 (49 acres)	20,18,848

The foregoing table shows that out of 109 cases acquired 28 were settled, which represents 26 per cent. of the total number of cases disposed of. The aggregate amount of awards in these settled cases works out to Rs. 12,34,805, which is equivalent to 61 per cent. of the total amount of Rs. 20,18,848 awarded for all acquired cases.

In addition 21 cases were settled, the compensation amounting to Rs. 2,12,245. In these cases formal awards will be made on completion of the agreements.

Most of the lands acquired were in the Dharavi and Sewri-Wadala Street schemes.

(b) Tribunal's Cases.

4. During the year under review 6 valuation References were brought on the file of the Tribunal, which with the 168 cases brought over from the preceding year, made a total of 174 References undisposed of. Of these, 112 cases were dealt with as under, leaving 62 cases pending on 1st April 1925 :—

(*a*) 12 References were contested and judgments delivered—the Land Acquisition Officer's awards being enhanced in 4 and confirmed in 8 cases.

(*b*) 2 References were called on for hearing but the claimants applied for adjournments, which the Tribunal declined, and as the claimants did not proceed with the cases on the days fixed for hearing, they were dismissed with costs.

(*c*) 8 References were dismissed for non-appearance by or on behalf of the claimants.

(*d*) 82 cases were allowed to be withdrawn.

(*e*) 8 References were compromised by payment by the Board to the claimants of various sums, aggregating to Rs. 20,987. These 8 cases were recorded by the Tribunal as "withdrawn, each party bearing their own costs."

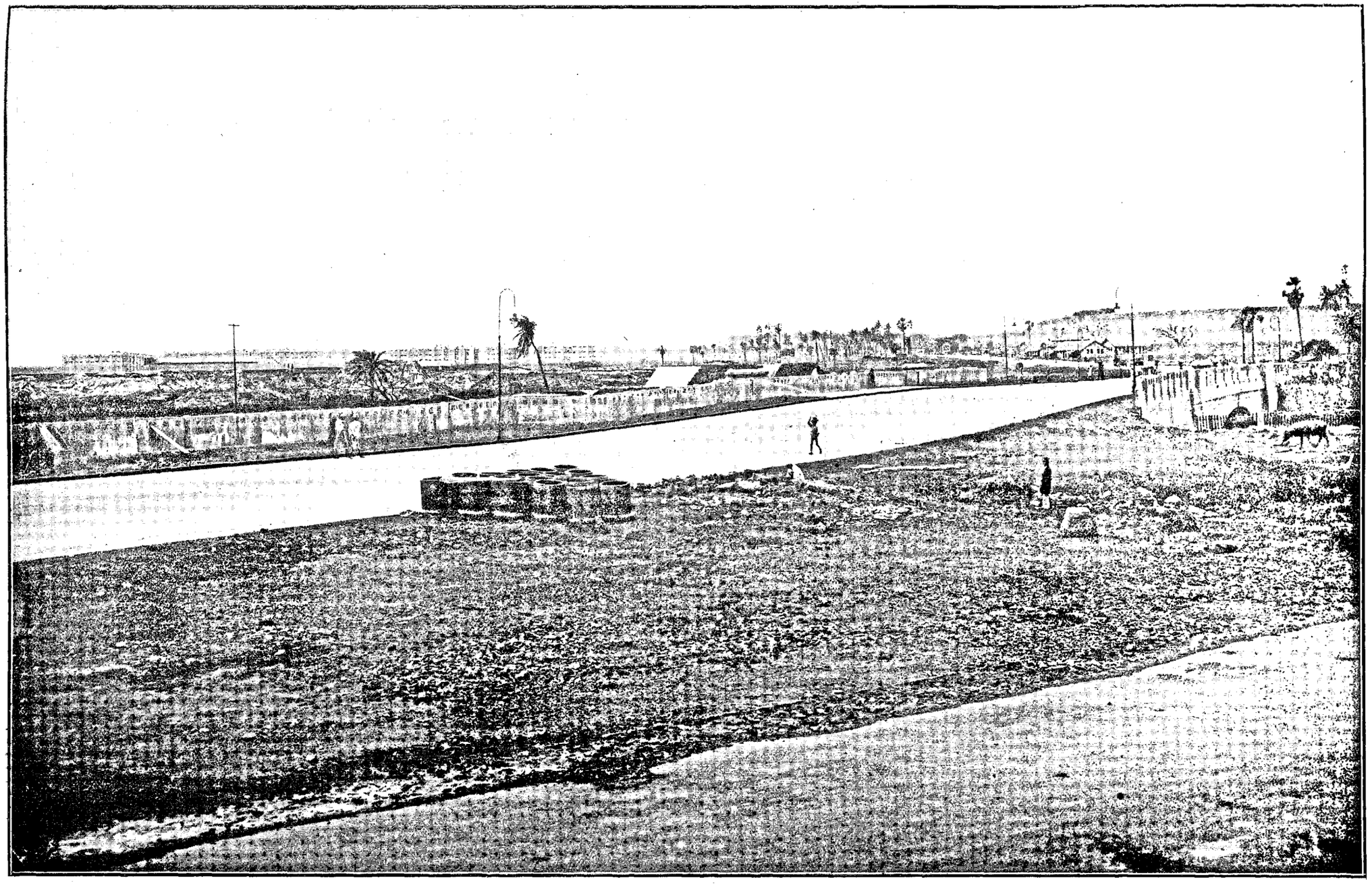
Of the 12 contested References, three have been briefly described in Appendix O-2.

The total cost of the Tribunal, both for valuation and apportionment References, aggregates to Rs. 64,538. The bulk of the expenditure was due to compensation References.

The Trust Counsels' and Solicitors' charges for compensation References amounted to Rs. 79,739.

(c) High Court Cases.

5. There was one Appeal to the High Court pending at the beginning of the year. It was lodged in connection with Case No. 244 of Scheme 57. Before the Appeal was reached, Counsel advised the Trust to withdraw it rather than run the risk of an adverse decision, and consequently it was withdrawn.



View of the New R. I. F. Bridge over Municipal Storm Water Channel along Road No. 5 (Worli Road) looking South and taken from W. W. Corner.

During the year under review only one Appeal was filed to the High Court from the Tribunal's decision in Reference No. 220 of 1921, Case No. 58 of Scheme 60, which is pending. This case has been briefly described in Appendix O-2 of this Report.

Works.

6. The Engineering Department has been chiefly concerned in the carrying out of the undermentioned works which represent the bulk of expenditure debited to Capital Account in the year.

The expenditure is given separately for chawls, semi-permanent sheds, roads and filling, the figures being in thousands of rupees.

Scheme.	Chawls and S.-P. Sheds.	Roads, Drains, etc.	Filling in.
Flats and Chaupati	....	4,68	....
West Agripada	....	8	....
Scheme 3—Sandhurst Road	1	11	....
,, 4—Gamdevi	....	5	....
,, 5—Dadar-Matunga	1	4,63	5
,, 6—Sion-Matunga	6	3,19	3,55
,, 27—Mathew Road	....	5	....
,, 29—Nowroji Hill	*Cr.* 5	42	1
,, 32—East Agripada	55	5	....
,, 36—Lamington Road	....	1	....
,, 37—Sydenham Road	1,14	1,06	1
,, 31—, ,, 43—, ,, 47— Parel Estate	20	8,16	11
,, 50—Mazagon	7	20	1
,, 52, ,, 58, ,, 61 Worli	....	19,88	3,66
,, 53—Foras Road	4	4	....
,, 54—Kolbhatwadi	....	9	....
,, 56—Dharavi	....	7,65	*Cr.* 1,89
,, 57—Sewri-Wadala	15	2,77	3,38
,, 60—Naigaum	....	39	22
,, 62—Love Lane	6,14	....	....
,, 66—Mahalaxmi	....	80	22
,, 69—Widening of Byculla Bridge	....	9	....
	8,32	54,40	9,33
		72,05	

Police Accommodation Schemes.

Rs. 3.15 lakhs were spent on Police Accommodation Schemes, through the agency of the Executive Engineer, Presidency, Public Works Department.

	Lakhs.
Scheme 40, Byculla	Rs. 0.07
,, 46, Naigaum 1st	,, 1.08
,, 67, Naigaum	,, 2.00
Total Rs. ..	3.15

Quarries.

Sewri Quarry.—The expenditure during the year under report was Rs. 2,15,380 while the sale of materials realised Rs. 2,43,334, showing a profit of Rs. 27,954. As 12,200 solid brass were quarried during the year the rate per brass works out to Rs. 2.3.

Bhoiwada Quarry.—This quarry is now practically extinct; it was a mass of decomposed rock which has been removed to fill in the low-lying areas north of the Spring Mills.

Nowroji Hill Quarry.—The expenditure during the year under report was Rs. 1,37,685, and the total receipts from the sale of materials was Rs. 1,53,316 showing a profit of Rs. 15,631. The rate per brass for the 6,140 brass quarried during the year is, therefore, Rs. 2.5.

General Account.

Rs. 4,73,600 were spent against this account, of which Rs. 19,211 were spent on the maintenance of Colaba Reclamation and Schedule estates, Rs. 90,830 on repairs to acquired buildings, Rs. 1,00,078 on repairs to Trust chawls and S. P. sheds, Rs. 1,65,050 on the maintenance of streets and Rs. 1,95,406 for the Agripada Workshop and the Motor Lorry Workshop. As the Workshop and lorries earned Rs. 1,53,788 during the year a net loss of Rs. 41,618 stands to the debit of their account.

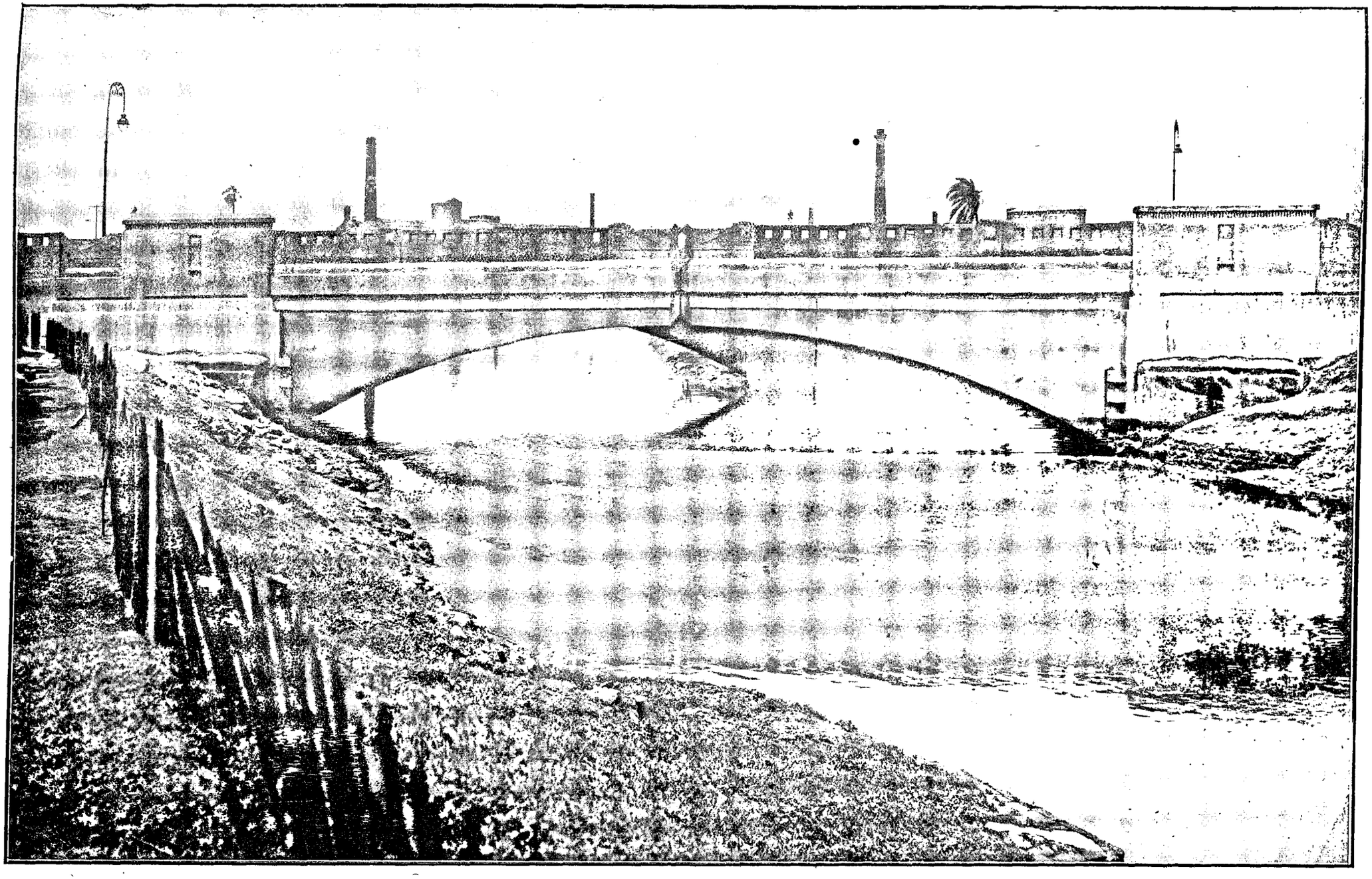
Works in the Schemes.

Works in the Schemes.

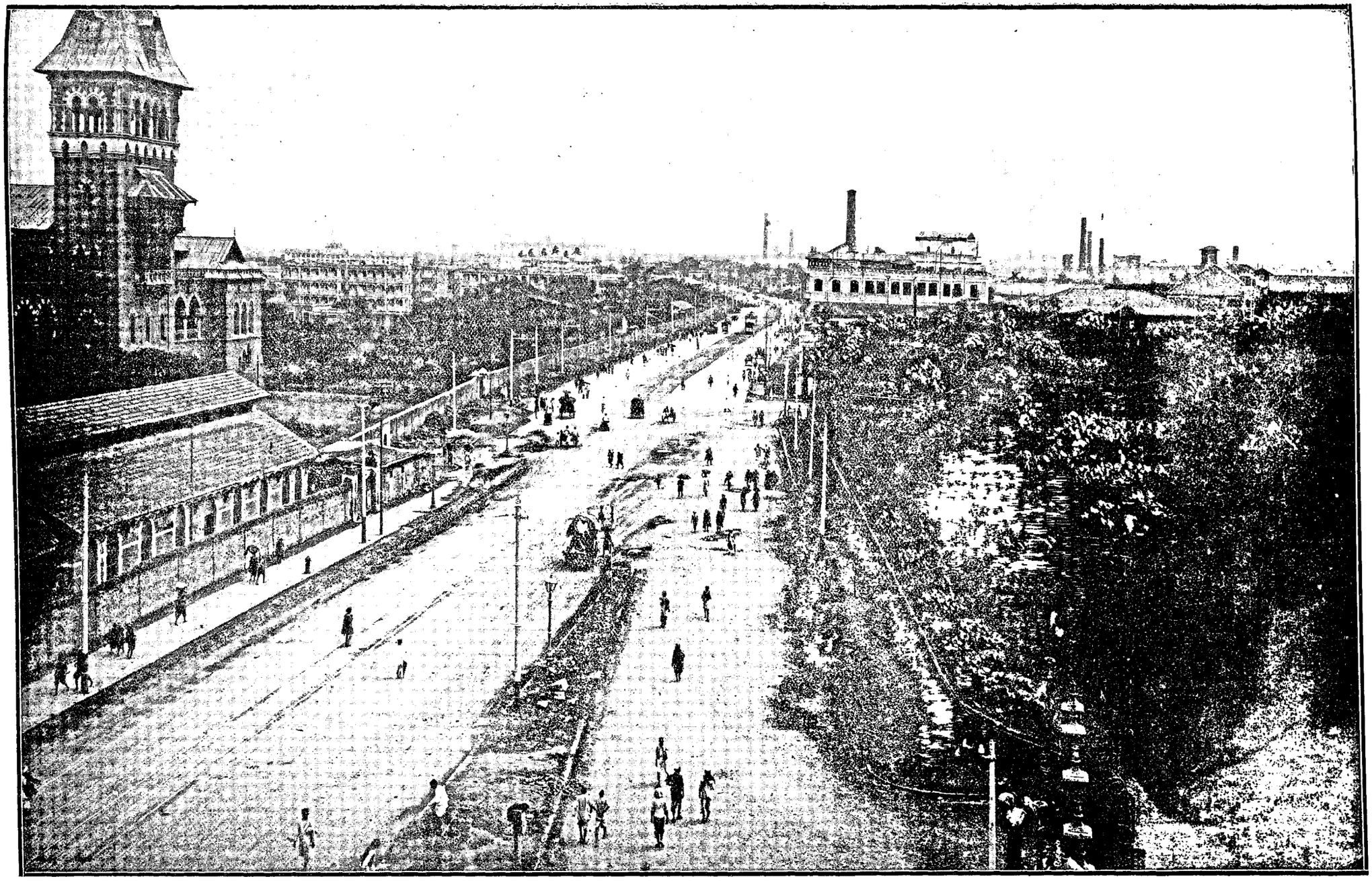
7. The work of the Engineering Department during the year 1924-25, although it was reduced on account of the lack of demand for land, has nevertheless been of more than ordinary importance and interest.

During the year, great progress was made with the construction of the Eastern Avenue of which, for many years, Bombay has heard much and seen so little, and signs are not wanting that, within a very few years, the City will be in possession of a main thoroughfare which no other city can equal.

Before the rains of 1924, the section from Grant Road to Byculla Bridge was finished and an asphalted carriage way, 80 feet wide, provided. Then the section from Connaught Road to Chinchpokli Road was taken in hand and completed. This was followed by the section from Chinchpokli Road to Lalbagh, of which about three-quarters was completed by the



New Reinforced Concrete Bridge at Worli.



120 Feet Eastern Avenue. Widening of Parel Road, North of Victoria Gardens.

end of the year under review. In the meantime, the junction at Lalbagh, which formerly provided one of the most efficient traffic blocks in the City, was widened out, completed and asphalted and this source of congestion removed.

Another notable improvement in the main traffic routes of the City was carrying out of the regrading and widening of the main road from Love Grove Pumping Station to Cadell Road, which was practically completed by April 1925.

This work was rendered additionally interesting by the provision of a new bridge across the storm-water channel, thus cutting out a very inconvenient and rather dangerous dog-legged corner in the road.

This bridge, which is a reinforced concrete structure, designed as a double cantilever, built on the skew, is 90 feet wide and has a span of 90 feet clear. The abutments and counterforts were completed by September 1924 under very difficult conditions owing to the impossibility of controlling the inflow of the sea into the channel, the sluices at the mouth being broken; this in the case of the southern abutment caused the coffer-dam to be overtopped by an unusually high tide helped by a strong wind and destroyed the dam when the work was half completed.

The abutments were left to set and mature until February 1925 when the works of centering and the reinforcement for the bridge proper were taken in hand and were ready for concreting by March 11th. The concrete was then poured and the work completed in three periods of twelve hours each, which was a very creditable performance and speaks volumes for the energy and devotion of the staff and labour employed.

The Trust Architect has been particularly happy in his design of the architectural embellishment of the bridge in obtaining a very pleasing effect while emphasizing the construction.

Scheme 5—Dadar-Matunga.—In this scheme, the new sewage pumping installation and septic tanks were completed before the rains of 1924 and brought into action. It was found necessary to construct additional filters to deal with the effluent from the new tanks and these were completed before the end of the year resulting in a very great improvement in the effluent discharged into the storm-water channel under the railway.

A number of roads on this estate were surfaced and handed over to the Municipality during the year.

Scheme 6—Sion-Matunga.—The additional area, 50,000 square yards, in the Rowli Salt Pans was reclaimed.

Road construction in this scheme was curtailed owing to the policy of retrenchment and development was restricted to the immediate vicinity of Sion station. Altogether an area of about 77,000 square yards of land has been developed in this neighbourhood and is ready to be built upon.

A reinforced concrete culvert to take storm water from this scheme was constructed under the G.I.P. Main Line.

Scheme 29—Nowroji Hill.—The demolition of Nowroji Hill was proceeded with as the buildings on the top were vacated and satisfactory progress was made; 614,000 cubic feet of solid rock was removed during the year.

Schemes 31 and 60.—In these schemes, finishing work such as filling in low patches of land and paving foot-paths adjoining completed buildings was carried on.

Scheme 52—Worli.—Besides the main road and the bridge already noticed, the construction of secondary roads with their drainage arrangements was pushed forward and satisfactory progress made.

A large quantity of excavation was done and much of the spoil was used in the filling up of plots A and K on the Mahaluxmi Flats which was completed during the year. A special line of rails had to be laid for this in conjunction with the Development Department Railway.

Scheme 56—Dharavi.—Work on this scheme was slowed down and is in consequence proving very expensive.

Owing to the Development Department having decided not to take the area which they had previously asked the Trust to fill for them, the work of filling at this point was stopped when two-thirds completed and the filling in of the strip of land leased to the Andhra Valley Power Supply Company taken up instead.

Scheme 57—Sewri-Wadala.—Work was carried on steadily. Filling in to the amount of 70,000 brass was carried out during the year and a very considerable amount of the sewerage and storm-water drainage in the southern portion of the scheme was laid.

Chawls.

The chawls at Love Lane were completed, unfortunately, however, 9 months late owing to delay on the part of the contractor.

The chawls for scheme 37, situated near Parel Road, were started at the end of the year, as the site was not available before. It is hoped, however, to complete these within six months in spite of the fact that the work has been caught by the rains.

Asphalt.—The work of asphalting the main roads and mexphalting secondary ones was continued with great energy during the year and 128,777 square yards were covered.

The plant was maintained in a high state of efficiency and the work of the asphalt staff deserves the greatest praise.

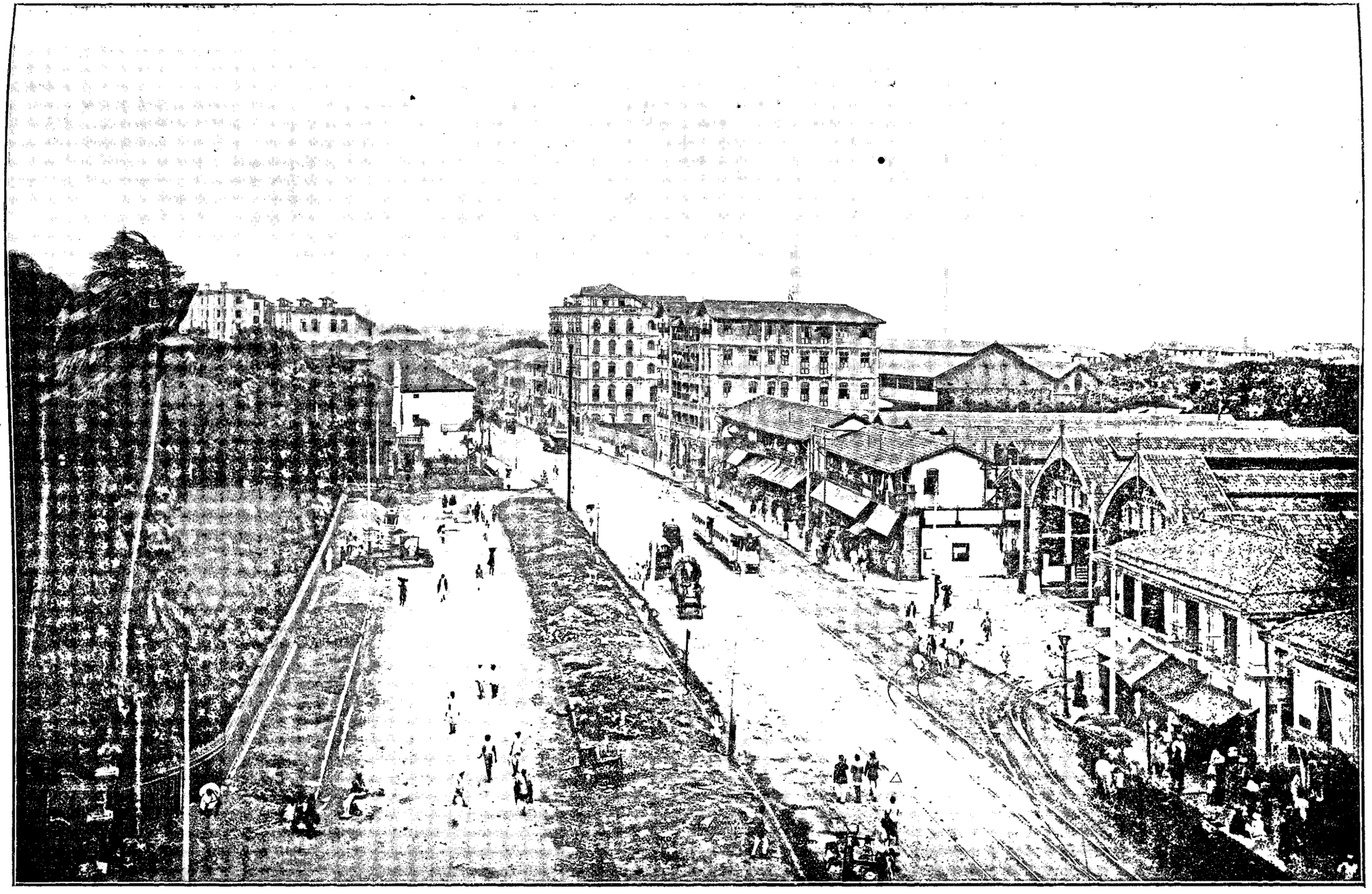
Architectural Section.—During the year, completion certificates were granted to 62 new buildings and, in addition, permission to occupy 27 buildings, almost complete, was granted.

The new accommodation thus provided is detailed in a separate statement.

Maintenance Branch.—This Branch had in its charge during the year 1,356 acquired buildings of which 193 were demolished during the period. It is satisfactory to note that for this year again there is an absence of any fatal collapse.

In addition to this, the Board's chawls were maintained in a satisfactory condition.

Health.—The hospitals and medical staff at the various camps again proved themselves of great use and the year has been remarkable for its freedom from malaria and serious epidemics.



Parel Road and Guzri Bazar South of Victoria Gardens, to be widened to 120 feet.

Administration.

Trust's Programme.

8. One new Street Scheme was notified during the year.

SCHEME No. 71— WEST CHOWPATY ESTATE (PART OF).

The scheme provides for the development of the Board's land on the portion of the Schedule C Estate between the foot of the Malabar Hill Hanging Gardens and Babulnath Road.

The area included within the limits of the scheme is 48,522 square yards.

The estimated cost of works, including roads, etc., amounts to Rs. 55,000 and provides for the construction of a 40-feet east and west road over the existing Municipal water mains to the foot of the hill and for the widening of the present 25-feet passage from Babulnath Road to meet the same.

There will be a 30-feet road running from the new 40-feet road southwards and turning at right angles into Dadysett Road.

The estimates also provide for the construction of a 15-feet service passage along the foot of the hill on the western boundary of this scheme and for the necessary lighting, sewers and storm-water drains.

Out of a total scheme area of 48,522 square yards roads and other open spaces will absorb an area of 14,105 square yards approximately.

Government sanction has been applied for.

SCHEME 66—MAHALUXMI STREET SCHEME.

The detailed estimate amounting to Rs. 5,85,000, inclusive of the cost of management and establishment, was sanctioned.

SCHEME 60—NAIGAUM.

The Board sanctioned the electric lighting of the roads in this scheme at an estimated cost of Rs. 41,430.

SCHEME 57—SEWRI-WADALA.

An estimate amounting to Rs. 17,750, exclusive of the cost of management and establishment, for constructing 80 semi-permanent rooms was sanctioned for accommodating the dishoused tenants from Dhakti Sewri.

SCHEME 54—KOLBHATWADI.

The revised works estimate amounting to Rs. 36,120 was sanctioned by the Board.

SCHEME 53—FORAS ROAD.

Revised estimates amounting to Rs. 33,92,473, exclusive of the cost of management and establishment, were sanctioned.

When this scheme was submitted to the Board in 1918 the cost of acquisition was estimated at Rs. 6,25,725 exclusive of management and establishment charges. Subsequently, the Board ordered the scheme to be enlarged by the inclusion of the site of the Municipal passage which ran from the land to Lamington Road and the amount awarded in respect of this passage was Rs. 39,074.

The owners of the main block of land being dissatisfied with the Land Acquisition Officer's award demanded a Reference to the Tribunal of Appeal, who increased the award to Rs. 7,80,674 and ordered the Board to pay the costs of the Reference. These costs together with interest on the amount of the excess awarded from the date of payment of the Land Acquisition Officer's award to the date of payment, amounted to Rs. 23,998. The actual cost of acquisition including interest and costs amounted to Rs. 8,46,202.

SCHEME 52—WORLI.

The Board sanctioned the construction of an additional road parallel to the Municipal drainage channel in this scheme which, besides being useful for Trust purposes, will give ready means of access to a large population direct into the mill district on the north.

EASTERN AVENUE.

(*a*) SCHEME 47—PAREL ROAD (NORTHERN)—WIDENING OF PAREL ROAD.

When this scheme was submitted to Government for sanction it was stated that the road would consist of an 80-feet carriage way with 20 feet foot-paths on either side.

In July 1919 the Board decided that a central reservation should be provided but in 1921 they ordered that the lay-out south of Lalbaug should not be adopted until further orders.

In February 1922 it was decided that a sufficient length of lay-out with an 80-feet carriage way and a 20-feet foot-path on either side should be completed south of Lalbaug as an experimental measure and in September of that year approval was given to the then Acting Engineer's suggestion that the section between Connaught Road and Chinchpokli should be selected for the experiment. As, however, the Municipal Commissioner was of opinion that this section would not be long enough to provide sufficient data for comparison between the two different lay-outs, the Trustees in February 1923 ordered that the section between Grant Road and Byculla Bridge should be so treated. This section, with the exception of the paving of some of the foot-paths, has now been completed.

The Board sanctioned the proposed lay-out for a 120-feet road with an 80-feet carriage way (without central reservation for trams) and 20-feet outer foot-paths of the portion between Connaught Road and Kalachowki Road.

Land in Tulsirampada admeasuring about 3,112 square yards and valued at Rs. 77,800 was earmarked for a playground for children.

(*b*) SCHEME 43—PAREL ROAD (CENTRAL).

The revised estimates amounting to Rs. 7,61,000 for widening Parel Road from Byculla Bridge to Grant Road and from Grant Road to Imamwada were sanctioned.

(*c*) SCHEME 37—SYDENHAM ROAD SCHEME.

(1) Estimates amounting to Rs. 1,92,000 were sanctioned for the construction of the portion of the road between Parel and Sandhurst Roads on the north and Chunam Kiln Street on the south.

(2) Estimates amounting to Rs. 7,53,401, exclusive of management and establishment charges, were sanctioned for the construction of one and two-room tenements.

(3) As regards the provision of the tram-bed in this scheme, the Board approved the agreement arrived at with the Bombay Electric Supply and Tramways Co., Ltd., on the following terms :—

(*a*) The Trust will provide a 6″ concrete bed sunk to the required level ;

(*b*) the Trust will embed the steel sections for the transverse bearing, rails to be supplied by the Bombay Electric Supply and Tramways Company ;

(*c*) the Trust will pay for all this work except the transverse rails in the first instance ; and

(*d*) the Bombay Electric Supply and Tramways Company will repay the Trust at such time as they lay the rails in the street, subject to the provision that, in case the Bombay Electric Supply and Tramways Company link up with Nagdevi Street before doing the whole of the Sydenham Street, the Company will pay the Trust the proportionate cost for the portion of the Sydenham Street so occupied.

(*d*) Scheme 5—Dadar-Matunga.

The revised estimate of cost of acquisition amounting to Rs. 30,40,000, inclusive of management and establishment, and that amounting to Rs. 72,47,000 for works, exclusive of management and establishment, were sanctioned.

The original estimates of the cost of this scheme were framed in 1905. In 1913 the scheme was revised and additional area included ; fresh estimates amounting to Rs. 57.64 lakhs were then sanctioned.

No provision was made in the 1913 estimates for the following items: —

(*a*) Sewage disposal works ;

(*b*) Construction of carriage entrances ;

(*c*) Chawls ;

(*d*) Dadar Overbridge.

The excess on works is due to the increased cost of roads, storm-water drains and pipe sewers and includes the cost of asphalting the Kingsway and of reconstructing, instead of merely widening, Matunga Road.

Against the increased out-lay must be placed the increase in recoupment. In 1913 this was expected to amount to Rs. 68.82 lakhs ; it now amounts to Rs. 112 lakhs and is expected to accrue five years earlier.

The Board sanctioned the construction of four filter-beds at a cost of Rs. 28,500, in connection with the sewage disposal works.

Scheme—29 Nowroji Hill Estate.

The revised estimate of cost of acquisition amounting to Rs. 65,00,000 and that of works amounting to Rs. 12,32,000, both exclusive of the cost of management and establishment, were sanctioned.

The excess over the original estimate was due to the superior specification of work as required by the Municipality, and the provision of a playground.

It was also decided to make a formal application to the Municipal Corporation under Section 402 (1) of the Municipal Act, requesting them to determine whether the establishment of a new private market would be permitted on this site.

Police Accommodation Schemes.

One new Police Accommodation Scheme No. 70 on the west side of Lamington Road at Agripada was notified during the year. The scheme provides for the accommodation of 1 Inspector, 2 Deputy Inspectors and 8 Sub-Inspectors.

The estimates of the cost of the building amount to Rs. 2,20,000.

Changes in Trust Estates.

9. During 1924-25 the Trust received compensation for Schedule lands resumed for public purposes as under : —

Schedule C—Government Lands.

(1) Rs. 1,82,971 for an area of 6,909.21 square yards from the flats in connection with the new terminus for the B. B. & C. I. Railway.

(2) Rs. 62,445 for an area of 4,163 square yards from West Chowpaty Estate for the Bombay Municipality for a market.

(3) A nominal amount of Re. 1 for a site admeasuring 69.44 square yards from Marine Lines Maidan for the erection of a statue of the late Mr. E. S. Montagu.

Schedule D—Municipal Lands.

(4) Rs. 6,206 in respect of an area of 725 square yards at Agripada acquired by Government for the B. B. & C. I. Railway for their new terminus.

The net changes in the Board's estates effected are set out in the following statement, full details of which will be found in Appendix D-4 to this report : —

		As at the beginning of 1924-25. Sq. yds. in thousands.	As at the end of 1924-25. Sq. yds. in thousands.
	Developed Land.		
Appendix D-4, Column 5..	Permanently leased ..	23,37	22,55
,, ,, ,, 5..	Trust Chawl sites ..	1,86	1,77
,, ,, ,, 9..	Yet to be permanently leased	3,69	10,92
Appendix D-4, Columns 12, 13 & 14.	Remainder roads, open spaces, etc.	15,41	15,25
Appendix D-4, Column 15.	Total ..	44,33	50,49
Appendix D-4, Column 7..	Rent of permanently leased area	25·7 lakhs.	25·3 lakhs.
	Undeveloped Land.		
Appendix D-4, Column16..	Area in thousands of Sq. yards	84,75	79,16
Appendix D-4 Column 17.	Cost of acquisition ..	4,79 lakhs.	4,03 lakhs.

At the end of 1924-25, out of a total area of 2,966 acres vested in or acquired by the Trust it will be seen that about 3/5th remained to be developed ; of the developed area 3/10th remained to be leased. The average value of the leased plots is Rs. 17 per square yard ; that of those which remain to be leased is estimated at about Rs. 23 per square yard.

Progress of Development.

10. The detailed development of the plots in and the building rules of the Tulsirampada and Kolbhatwadi areas were sanctioned by the Board, and five valuable plots on the latter estate were disposed of at a public auction.

Substantial progress was made with the development of the northern portion of the Sion-Matunga estate, where a large number of plots are now ready for building purposes.

The development of the remaining portion of the West Chowpaty estate has now been practically completed, and only three plots remain undisposed of.

The scheme for the widening of Byculla Bridge was sanctioned by Government and preparations for the construction of the new road approaches to the bridge by the Trust were completed.

A large area of land was handed over to the Municipality for the construction of the approaches to the proposed new overbridge at Mahalaxmi Station, and to Government in the old Government House Compound at Parel for the construction of the proposed Wadia Maternity Home. Considerable progress was made with the levelling and clearing of plots on Worli Hill, and enquiries are now being received from the public for these exceptional and commanding sites.

Perhaps the most gratifying feature in the development of the Board's estates during this year is the rapid strides made by the Zoroastrian Building Society in the buildings in course of erection on the 113 plots allotted to this Society by the Board on the Dadar-Matunga estate.

The combined exertions of the Society and their building tenants have resulted in the formation of a picturesque colony of houses and villas, which is bound to rapidly increase in the near future.

11. Up to the beginning of the year 1924-25, completion certificates had been granted for 791 buildings on the Trust estates (exclusive of Police and Trust chawls), and taking into consideration the buildings which had been occupied with permission without completion certificates, the accommodation that had been made available by private enterprise was as follows :— **Dishousing and Rehousing.**

2,932 shops, 622 godowns, 1 shoeing forge, 3 soda water factories, 1 rope factory, 3 soap factories (one having one store-room, one packing room, two offices and one hall), 1 tinsmith's shop, 1 iron foundry, 1 church, 4 theatres, 5 temples, 10 show-rooms, 15 workshops, 9 houses for clubs and other associations, 9 schools, 1 music school, 4 hospitals, 3 office buildings, 13 electric sub-stations with 4 offices, 7 offices, 1 jamatkhana, 5 hotels, 2 hostels, 174 motor garages, 32 coach-houses and stalls, 3 motor workshops and a show-room, 1 printing press, 1 lecture hall, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 1 silk factory, 1 weavers' shed for 50 looms and a rope factory, 1 photographic studio, 1 lying-in hospital for 22 beds, 1 post and telegraph office, 1 building for hospital and school purposes, 1 building for marriage ceremonial purposes, 1 stable for 10 bullocks, 16 milch cattle stables for 4,275 animals, 1 cabinet workshop, 1 sanitary institute, 2 stables, 3 sheds for Tramway Co.'s Workshop, 1 hall, 1 library, 1 office and godown, 1 cow-shed, 76 store-rooms, 2 bakeries, 1 sick room, 1 orphanage, 1 mosque, 1 prayer hall, 1 technical institute (having 1 power-house, 2 workshops, 1 textile department, 13 office rooms, 1 chemistry department, 9 lecture rooms, 10 store-rooms, 1 foundry and smithy, 1 machinery fitting department, 1 electrical department, 1 library, 2 physics heat and physics general, 1 machinery testing laboratory, 1 Principal's and Board's room, 1 drawing and examination hall and 15,012 tenements for families (7,589 of which are one-room tenements, 2,181 two-room tenements, 3,389 larger tenements and 1,853 servants' quarters).

In 1924-25, completion certificates were granted to 62 new buildings, and in addition permission was given for the occupation of 27 buildings almost complete.

The following further accommodation was thus made available by private enterprise :—

131 shops, 4 godowns, 3 schools, 1 hospital, 1 dharamsala, 1 New Lines for His Excellency the Governor's Bodyguard, 1 bakery, 1 workmen's institute, 1 technological laboratory (having experimental spinning plant and testing room, 1 office and 1 store), 1 seminary for training Parsi priests, 36 motor garages, 19 store-rooms and 761 tenements for families (331 of which are one-room tenements, 246 two-room tenements, 144 larger tenements and 40 servants' quarters).

There were few vacant tenements in the Trust acquired houses and chawls except in the Foras Road chawls and save those tenements in acquired buildings, which have been closed as unfit for human habitation; 135 old buildings on the Trust estates were demolished containing 1,421 tenements of which 1,111 were of one-room each. In accordance with the usual practice, dishoused tenants were offered accommodation in the Trust buildings and chawls and a large number of such tenants accepted the accommodation offered. The new residential accommodation made available on the Trust estates during the year (neglecting shops and other non-residential quarters) amounted to 11,341 tenements, *viz* :—

Lessees' houses..			761
Agripada West Police Accommodation Scheme No. 19 ..			78
Byculla Police Accommodation Scheme No. 40			55
Naigaum Police Accommodation Scheme No. 46			123
Bombay Development Chawls Scheme No. 60			1,784
,, ,, ,, ,, No. 61			8,626
David Mill Chawls Scheme No. 65			221
			11,648
Chowpati Estate East S.P. sheds	20		
Flat-Schedule C land	89		
Total No. of S.P. sheds erected..	109	109	—307
Less :—416 S.P. sheds demolished—			
Chowpati West Estate	240		
Nowroji Hill, Scheme No. 29	176		
	416	416	
Total ..			11,341

During the year under report the balance in favour of the Trust of new tenements provided on their estates, including those erected by the Development Department and the several Mill companies, over tenements demolished, increased to 12,805 as shown below :—

Tenements demolished		29,975
Tenements provided in the Trust chawls including Spring Mill chawls, Century Mill, Kohinoor Mill, David Mill and Bombay Development chawls	22,739	
Tenements provided in S.P. camps	1,588	
Tenements provided in Police chawls	2,680	
Tenements provided in the Board's lessees' buildings	15,773	
		42,780
Balance in favour of the Trust		12,805

Details are given in Appendices N-1 and N-2.

The following table shows for the last five years the number of buildings, shops and tenements constructed in the City of Bombay both within and without the Trust's estates :—

	No. of new buildings.	Shops and godowns.		Residences.		Total net increase of floor area. Sq. yds.
		No.	Floor area. Sq. yds.	No. of tenements.	Floor area. Sq. yds.	
1920–21.						
On Trust estates	96	312	9,254	2,822	82,591	91,845
Outside Trust estates	903	237	27,653	1,779	27,304	54,957
Total ..	999	549	36,907	4,601	109,895	146,802
1921–22.						
On Trust estates	90	310	11,578	2,065	58,137	69,715
Outside Trust estates	1,000	420	40,465	3,884	90,205	130,670
Total ..	1,090	730	52,043	5,949	148,342	200,385
1922–23.						
On Trust estates	84	168	6,550	3,198	79,722	86,272
Outside Trust estates	954	654	82,462	2,807	122,938	205,400
Total ..	1,038	822	89,012	6,005	202,660	291,672
1923–24.						
On Trust estates	117	144	6,084	5,170	106,761	112,845
Outside Trust estates	1,400	1,231	138,373	5,656	157,673	296,046
Total ..	1,517	1,375	144,457	10,826	264,434	408,891
1924–25.						
On Trust estates	195	365	8,066	11,648	224,315	232,381
Outside Trust estates	1,209	1,056	43,892	4,831	109,736	153,628
Total ..	1,404	1,421	51,958	16,479	334,051	386,009

Disposal of Lands.

Long leases

12. The number of plots let during the year was 40 having a total area of 79,218 square yards (16 acres). and valued at Rs. 18,47,586. In addition 38 plots having an area of 66,921 square yards (14 acres) were sold outright for Rs. 9,39,466. Deducting 184 plots which were resumed during the year the total number of plots disposed of up to end of 1924-25 is 1,720 measuring 2,498,121 square yards (516 acres) valued at Rs. 6,14,59,466 and having an annual rental of Rs. 25,91,068. The rate at which ground rents are capitalized in the various tables in this report is at 22¼ years' purchase for plots let before the 23rd November, 1920, and at 18 years' purchase thereafter.

Taking 6 per cent. on the amount receivable on account of sales and premia as the equivalent of annual rent, the figures indicating the progress in the disposal of the Board's lands in the year stand as follows :—

No.	Particulars.	No. of Plots.	Area sq. yards.	Capital value. Rs.	Annual Rent. Rs.
I	Plots leased	40	79,218	18,47,586	88,329
II	Lands sold	38	66,921	9,39,466	56,368
III	Total plots disposed of	78	1,46,139	27,87,052	1,44,697
IV	Plots disposed of in 1924-25 or earlier but relinquished to the Board ..	184	2,06,119	26,87,491	1,21,853
	Net Total ..	—106	—59,980	+99,561	+22,844
	Corresponding figures for 1923-24 ..	—61	+27,881	+6,93,587	+48,539
	„ „ 1922-23 ..	12	52,944	10,37,890	60,882
	„ „ 1921-22 ..	45	5,84,043	81,50,997	4,52,104

In Appendix G are given the details of leasing on each estate.

In point of number and area of the plots leased the result shows a material decrease when compared with the previous year. The explanation is partly found in the fact that 184 plots having an area of 206,119 square yards (43 acres) valued at Rs. 26,87,491 were relinquished to the Board. Of those relinquished no less than 181 form part of the Dadar-Matunga estate. Many of them had been let to Co-operative Housing Societies, who for various reasons were unable to raise the capital required for building. It may be observed, however, that these resumed plots which were let at rates calculated on the 4½ per cent. basis will be relet on the basis of 6 per cent. and as many of these plots were let at low rentals, there is every possibility of re-letting them at increased rates as well as on the higher percentage basis.

13. There were 1,138 acquired buildings in charge of the Trust at the commencement of the year, whilst 67 were acquired during the year and 135 were demolished. Short leases

At the end of the year the Trust had 1,070 such buildings, containing 9,781 tenements.

The net change during the year was : —

Date.	Buildings.	Tenements.	Gross rental in lakhs.	One-room tenements.	Two-room tenements.	Larger tenements	Shops.	Godowns.	Factories.
31-3-24 ..	1,138	10,800	15·13	7,796	1,185	676	767	279	97
31-3-25 ..	1,070	9,781	14·74	6,840	1,147	572	930	234	58

The rents realized from acquired buildings in 1924-25 aggregated Rs. 13,12,684.

The total temporary revenue realized during the year was Rs. 15,98,608 which compares with the corresponding figures of the previous two years as under : —

Particulars.	1922-23.	1923-24.	1924-25.
Rents from acquired buildings ..	15,68,985	13,56,787	13,12,684
Rents from lands let for temporary structures, etc.	2,42,451	2,15,234	2,05,012
Rents from lands let for storing materials, etc.	27,743	24,473	27,477
Rents from lands let for cultivation.	75,481	54,075	53,435
	19,14,660	16,50,569	15,98,608

The fall of 0.52 lakhs in the temporary revenue compared with the previous year is partly due to demolition in Schemes 29, 37, and 57, etc.

Administration of Chawls.

14. The average population in the Board's chawls and semi-permanent camps was 31,869, as shown in the following table which also shows the death-rate :- -

MORTALITY STATEMENT FOR THE CALENDAR YEAR ENDING 31ST DECEMBER, 1924.

Names of Chawls and Semi-permanent Sheds or Health Camps	Average Population.	Deaths from												Analysis according to Age.					Death-rate per 1,000 in				Death-rate in Municipal Section.	Remarks.
		Plague.		Cholera.		Small-pox.		Other infectious diseases.		Other Causes.		Total excluding Outsiders.		Under 1 month.	Over 1 month and under 12 months.	Over 1 year and under 10 years.	Others.	1921.	1922.	1923.	1924.		
		A	B	A	B	A	B	A	B	A	B												
Agripada A Chawls ..	1,232	..	..	..	..	..	..	3	2	25	4	28		3	6	5	14	29'31	23'02	23'29	22'36	39'61	
B ,, ..	2,834	..	..	..	..	..	..	4	4	50	4	54		2	12	11	29	19'50	16'89	15'02	19'05	39'61	
C ,, ..	1,609	..	..	..	..	..	..	4	3	28	4	32		1	3	6	22	24'14	20'93	20'40	19'89	39'61	
Nagpada A ,, ..	490	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1	2'09	2'08	..	2'04	28'95	
B ,, ..	519	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1	..	..	..	1'93	28'95	
Chandanwadi ,, ..	2,110	..	..	..	..	..	..	..	..	33	5	33		1	3	5	24	11'25	13'53	14'10	15'64	22'45	
Imamwada ,, ..	2,987	..	..	..	..	..	..	..	..	18	3	18		1	1	4	12	9'92	14'27	9'59	6'02	33'97	
Princess Street ,, ..	251	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1	3'04	..	4'06	3'18	22'45	
Mandvi Koliwada ,, ..	776	..	..	..	..	..	..	..	..	4	..	4		..	..	..	4	1'44	4'35	2'57	5'15	22'63	
Suparibaug ,, ..	1,685	..	..	..	..	..	..	..	..	4	..	4		..	..	..	4	13'61	4'43	1'33	2'37	28'15	
Chinch Bunder ,, ..	1,500	..	..	..	..	..	..	..	..	2	..	2		..	..	..	2	6'09	1'99	1'90	1'33	33'97	
Mahar ,, ..	1,891	..	..	..	..	..	..	..	..	12	..	12		..	2	..	10	..	9'34	8'24	6'35	39'61	
Peons' ,, ..	426	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1	..	2'33	2'03	2'35	39'61	
Kalapani ,, ..	920	..	..	..	..	..	..	..	..	2	..	2		..	..	..	2	..	9'91	3'05	2'17	39'61	
Foras Road ,, ..	4,199	..	..	..	..	..	..	..	..	10	..	10		..	..	..	10	..	..	..	2'38	34'68	
New Kalapani ,, ..	706	..	..	..	..	..	..	..	..	1	..	1		..	..	..	1	..	..	..	1'42	39'61	
Mazagaon ,, ..	3,910	..	..	..	..	..	..	..	..	10	..	10		1	1	2	6	..	..	..	2'56	39'52	
Semi-permanent Sheds.																							
Agripada	1,561	..	..	..	..	..	..	..	..	3	..	3		..	..	..	3	2'62	6'37	2'73	1'92	39'61	
Suparibaug.. ..	724	..	..	..	..	..	..	..	..	2	2	2		..	..	..	2	4'23	1'69	1'69	2'76	28'15	
Nowroji Hill.. ..	306	..	..	..	..	..	..	..	..	2	1	2		..	..	1	1	4'78	1'88	3'18	6'54	30'93	
Mahalaxmi.. ..	720	..	..	..	..	..	..	..	..	4	4	4		1	..	..	3	..	..	..	5'56	24'67	
Chowpati	71	..	..	..	..	..	..	..	..	..	..	..		..	..	..	..	10'70	8'25	11'90	..	23'33	
Sion-Matunga	422	..	..	..	..	..	..	..	..	2	1	2		..	..	..	2	..	..	..	4'74	37'34	
	31,869	..	..	..	..	..	..	20	..	244	..	227		10	28	34	155	11'92	10'61	9'06	7'12	..	Whole City.
		..	..	..	..	..	..	..	..	..	..	..		..	..	..	..	45'58	31'06	31'11	31'27		

A=Regular residents, B=Outsiders brought in sick or deceased.

It will be seen from the above statement that the average death-rate for all chawls per. 1,000 is 7.12 during the year as against 9.06 in the preceding year. In the margin are given the death-rates in Board's chawls from 1912 to 1924 from which it will be seen that the death-rate, which in 1912 was 36.33, has year after year steadily and appreciably continued to decline (1918 and 1919 excepted, these being years of influenza epidemics) until it has reached the low figure of 7.12 during the year under review. The death-rate in each of the Trust's chawls and camps is considerably lower than the death-rate of the respective Municipal sections.

Year.	Death-rate per 1,000 in Board's chawls.
1912 ..	36.33
1913 ..	25.49
1914 ..	27.30
1915 ..	22.13
1916 ..	19.44
1917 ..	17.80
1918 ..	38.12
1919 ..	25.20
1920 ..	15.52
1921 ..	11.92
1922 ..	10.61
1923 ..	9.06
1924 ..	7.12

As usual, the death-rate in Agripada A chawls is again high this year.

Separate blocks of chawls or floors in a block are reserved, as far as practicable, for each of the several communities, *viz.*, Hindu, Mahomedan, Christian, etc.

The following table gives the classification of the inmates of the chawls by communities according to the census of January 1925 :—

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Agripada	1,956	2,481	525	726	7	..	5,695
Chandanwadi	341	912	215	642	..	..	2,110
Princess Street	..	251	..	..	..	..	251
Imamwada	..	1,620	1,367	..	..	..	2,987
Nagpada	..	417	406	108	78	..	1,009
Mandvi Koliwada ..	..	666	..	110	..	..	776
Chinch Bunder	..	1,494	6	..	..	..	1,500
Suparibaug	464	475	186	556	2	2	1,685
Mahar chawls	1,981	..	..	..	..	..	1,981
Peons' chawls	..	288	135	..	3	..	426
Kalapani	..	..	656	..	..	..	656
Foras Road	6	3,698	771	324	..	..	4,199
Mazagaon	22	4,028	274	..	8	..	4,332
New Kalapani	..	..	698	..	8	..	706
Total ..	4,770	15,730	5,239	2,466	106	2	28,313

Semi-permanent sheds at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Scheme 6, Sion-Matunga ..	422	..	..	..	..	422
Chaupati	..	71	..	..	..	..	71
Scheme 32	1,141	..	420	..	..	..	1,561
,, 29	35	271	..	..	..	..	306
,, 31	..	375	45	..	..	..	420
Suparibaug	88	216	..	..	..	..	304
Scheme 37	..	98	..	..	..	..	98
Mahaluxmi	..	717	2	1	..	..	720
Scheme 60, Naigaum ..	..	31	..	..	..	..	31
Mazagaon	..	..	..	..	..	..	..
Foras Road	128	..	..	..	..	..	128
Miscellaneous	61	..	..	..	..	..	61
Total ...	1,453	2,201	467	..	..	..	4,122

Occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Agripada.	Chandanwadi.	Princess Street.	Mandvi Koliwada.	Imamwada.	Nagpada.	Suparibaug.	Chinch Bunder.	Workmen's Cottages.	Mahar chawls.	Peons' chawls.	Kalapani.	Foras Road.	Mazagaon.	New Kalapani.	Total.
Mills	509	3	1	..	8	9	51	4	..	29	3	175	55	64	90	1,001
B. B. & C. I. Railway ..	32	8	..	1	6	10	38	10	..	3	..	..	15	3	..	126
G. I. P. Railway ..	128	8	1	4	12	22	219	17	15	23	1	..	12	27	..	489
Municipality	70	3	..	..	15	18	12	6	..	6	26	1	76	6	6	245
Port Trust	35	5	..	3	24	6	4	22	..	5	..	..	14	64	..	182
Police	13	3	..	..	18	5	..	3	..	..	1	..	..	2	..	45
Improvement Trust ..	20	10	..	1	10	6	1	4	..	3	23	1	17	5	..	101
Under Government but not in Police. ..	80	15	5	6	22	42	11	12	..	2	5	..	68	22	..	290
Fishermen	..	..	1	92	6	..	..	19	..	..	..	..	..	6	..	124
Hospitals, Missions and Schools	22	9	..	4	4	10	4	..	..	28	..	..	15	5	2	103
Factories..	56	12	2	10	93	28	30	15	..	14	..	..	45	14	2	321
Docks	28	6	1	2	21	10	22	33	..	10	..	..	278	150	..	561
Hawkers	51	98	10	6	77	22	3	9	..	3	2	30	39	26	58	434
Shop-keepers	61	31	2	30	27	..	1	11	..	2	..	3	4	92	3	267
Curd Sellers	50	10	15	39	..	2	..	..	..	3	..	..	..	2	..	121
Office Peons	68	80	2	18	56	17	19	23	..	4	1	..	80	25	..	384
Office Clerks	50	46	..	10	26	8	22	9	..	3	2	..	62	17	..	255
Domestic Servants ..	62	54	..	1	12	9	6	8	..	2	2	..	45	10	3	214
Cart-Drivers	30	..	1	1	17	1	..	6	..	16	4	..	10	44	..	130
Artisans	72	40	4	6	55	6	8	29	..	20	4	2	75	93	2	416
Tailors	18	40	..	..	2	7	18	9	..	1	..	..	15	8	1	140
Coolies	65	81	8	4	21	8	6	46	..	47	10	..	15	98	..	605
Barbers and Dhobies ..	15	24	..	..	[illegible]	5	4	2	..	..	3	..	12	39	1	115
Press men	11	15	2	2	8	5	4	15	..	..	..	1	35	49	..	219
Sundry occupation ..	45	48	5	8	[illegible]	32	3	52	..	40	26	22	14	91	41	488
Unemployed	73	23	4	4	6	..	1	8	..	56	5	5	12	42	..	239
Total No. of occupied rooms	1,664	672	64	252	906	288	478	372	15	320	118	240	1,013	1,004	209	7,615
Office Stores, etc. ..	..	..	..	..	..	..	2	..	..	..	..	..	..	..	..	2
Vacant rooms	1	..	..	..	..	..	..	..	..	..	2	..	331	276	1	611
GRAND TOTAL ..	1,665	672	64	252	906	288	480	372	15	320	120	240	1,344	1,280	210	8,228

Occupations followed by the principal tenants of the Board's semi-permanent sheds are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of Semi-Permanent Sheds.												
	Scheme 6, Sion-Matunga.	Chowpati.	Scheme 32.	Scheme 29.	Scheme 31.	Suparibaug.	Scheme 37.	Mahalaxmi.	Scheme 60.	Mazagaon.	Foras Road	Miscellaneous.	Total.
Mills	33	..	260	23	82	35	10	21	..	..	..	..	464
B. B. & C. I Railway	20	..	..	5	51	..	10	6	..	..	..	..	92
G. I. P. Railway	34	..	..	11	10	2	5	3	..	..	..	..	65
Municipality	..	..	38	8	..	14	..	4	..	..	..	..	64
Port Trust	7	..	31	20	..	..	..	..	..	..	..	..	58
Police	..	..	..	..	..	..	..	..	..	..	..	..	..
Improvement Trust	..	..	78	4	..	22	..	3	..	..	33	20	160
Under Government but not in Police ..	6	..	..	..	..	..	..	18	..	..	..	..	24
Fishermen	..	20	..	..	..	..	..	9	..	..	..	..	29
Hospitals, Missions and Schools	..	..	6	..	..	..	..	12	..	..	..	..	18
Factories	5	..	5	2	..	8	..	39	..	..	..	..	59
Docks	..	..	12	8	..	4	..	28	..	..	..	..	52
Hawkers	3	..	10	..	..	10	..	28	..	..	..	..	51
Shop-keepers	..	..	8	..	..	..	..	4	..	..	..	..	12
Curd Sellers	..	..	..	..	..	..	..	..	..	..	..	..	..
Office Peons	..	..	8	..	..	..	..	15	..	..	..	..	23
Office Clerks	..	..	..	..	..	..	..	..	..	..	..	..	..
Domestic Servants	..	..	20	..	..	..	..	10	..	..	..	..	30
Cart-drivers	3	..	8	..	..	..	..	12	..	..	..	..	23
Artisans	..	..	2	..	..	..	..	15	..	..	..	..	17
Tailors	..	..	6	..	..	..	..	..	..	..	..	..	6
Coolies	4	..	8	6	..	1	8	8	..	..	..	..	35
Barbers and Dhobies	..	..	..	..	..	..	..	6	..	..	..	..	6
Pressmen	5	..	12	..	..	..	..	..	..	..	..	..	17
Sundry occupation	..	..	74	..	3	..	6	..	10	..	..	..	93
Unemployed	5	..	10	..	..	..	..	..	..	..	..	..	15
Total No. of occupied rooms ..	125	20	596	87	146	96	39	241	10	..	33	20	1,413
Office Stores, etc.	..	..	..	..	..	..	..	1	..	..	..	..	1
Vacant rooms	..	..	..	..	..	..	..	..	..	..	..	..	..
GRAND TOTAL	125	20	596	87	146	96	39	242	10	..	33	20	1,414

It may be noted that both in permanent and semi-permanent chawls about one-third of the occupants may be described as being in the public service. When Government and the Railway Companies provide sufficient accommodation for all their workmen and servants, there will then be more accommodation available in the Trust buildings for those of the working classes, who work for private companies and firms.

The following statement shows where the tenants of Board's chawls and semi-permanent chawls lived prior to their admission into these chawls:—

	Number of tenants who came from			
	Demolished buildings in Board's schemes.	Buildings in Bombay outside the schemes.	Up-country.	Total.
Permanent Chawls.				
Agripada	415	1,049	200	1,664
Chandanwadi	184	448	40	672
Princess Street	61	3	..	64
Mandvi Koliwada	222	30	..	252
Imamwada	436	394	76	906
Nagpada	43	118	127	288
Suparibaug	35	380	63	478
Chinch Bunder	372	..	..	372
Workmen's cottages	..	15	..	15
Mahar chawls	113	207	..	320
Peons' chawls	6	110	2	118
Kalapani	240	..	..	240
Foras Road	551	462	..	1,013
Mazagaon	1,004		..	1,004
New Kalapani chawls	209	..	..	209
Total ..	3,891	3,216	508	7,615
Semi-permanent Sheds.				
Scheme 6, Sion-Matunga	125	..	..	125
Chaupati	20	..	..	20
Scheme No. 32	385	201	10	596
,, ,, 29	87	..	..	87
,, ,, 31	146	..	..	146
Suparibaug	74	22	..	96
Scheme No. 37	39	..	..	39
Mahaluxmi	241	..	..	241
Scheme No. 60	10	..	..	10
Mazagaon	..	..	..	..
Foras Road	..	33	..	33
Miscellaneous	..	20	..	20
Total ..	1,127	276	10	1,413

Mazagaon Chawls.—During the year the remaining 2 blocks were taken over from the Engineer so that at the close of the year there were all the 16 blocks ready containing 1,280 rooms, of which 1,004 rooms were occupied solely by displaced tenants of schemes 29 and 50 and the remaining 276 rooms were kept vacant to accommodate tenants who are being displaced from scheme 29. The displaced tenants are charged concessional rents, *i.e.*, Rs. 10-5-0 for middle rooms and Rs. 11-5-0 for end rooms, the standard rent being Rs. 14-5-0 for middle rooms and Rs. 15-5-0 for end rooms.

Foras Road Chawls.—There are 1,344 rooms in these chawls. At the close of the year there were 331 rooms vacant. It is found that although the rooms are offered to the public they are taken up only until the tenants find accommodation elsewhere.

Revision of Rents of Shops and Municipal School.—As the rents of shops in the Board's chawls at Agripada were considerably below the rents prevailing in the adjoining buildings belonging to the Board's lessees, the Board, under T.R. No. 593 of 25th November 1924, increased the rents by 50 per cent. The Board also increased the rent of the 10 rooms occupied by the Municipal schools by 50 per cent.

Shops in Mandvi and Chandanwadi Chawls.—The rents of shops in these chawls were increased by 10 per cent. The rents of the 26 godowns at Mandvi were also revised, that of 15 godowns, having access from a road in the rear, was fixed at Rs. 100 and that of the larger one at Rs. 150. The rent of the 10 smaller godowns on the east side of the road was increased by 33⅓ per cent.

Looms in Agripada.—Rents of looms in East and West Agripada, which varied from Re. 1-3-0 to Re. 1-14-7, were increased to a uniform monthly rent of Rs. 2-1-0 per loom.

Mahar Chawls.—The 8 rooms which were occupied by the Mission school having been vacated, were allotted by the Board to one Dr. D. D. Sathaye for the purpose of a Charitable Dispensary and a Maternity Home on payment of the usual rent of Rs. 7-3-0 per mensem per room.

The total yearly rental of the 8,487 rooms including shops and godowns and 214 looms in the Trust chawls amounted to Rs. 8,15,719 (*vide* Appendix I-2) ; the revenue actually collected amounted to Rs. 6,58,259 or 82·24 per cent. of the total recoverable, *i.e.*, Rs. 7,31,704 for the year, plus previous arrears of Rs. 68,289.

The total rental for the year 1924-25 of the 1,782 rooms including looms in the weavers' sheds in Trust semi-permanent sheds was Rs. 61,176.

The revenue actually collected amounted to Rs. 50,983 or 58·74 per cent. of the total recoverable, Rs. 60,034 for the year, plus previous arrears Rs. 26,761.

The rents charged by the Board for their permanent chawls range from Rs. 3-12-0 to Rs. 17-5-0 per living room for one-room tenements and Rs. 6-8-0 to Rs. 65 for two and three-room tenements.

The percentage of outgoings is as in margin. On the basis of the maximum annual rental of Rs. 8,15,719, *i.e.*, full letting value of the chawls, and total outgoings at 52.41 per cent., the net annual income of the permanent chawls works out to Rs. 3,88,200 or 3.16 per cent. on the cost of chawls, Rs. 122.53 lakhs, including value of land (*vide* Appendix I-1). The Board have to pay interest and sinking fund charges on their cost at Rs. 4.61 per cent. per annum on the capital expenditure prior to 1919-20 and at an average rate of 6.35 per cent. per annum on the expenditure since incurred.

Particulars.	Permanent Chawls.		Semi-permanent Sheds.	
	1923-24.	1924-25.	1923-24.	1924-25.
Sanitary Staff ..	5.67	4.67	11.50	12.52
Pumpmen ..	0.97	0.74	..	..
Cost of Management and Establishment ..	7.50	7.50	7.50	7.50
Municipal rates and taxes ..	12.81	17.18	12.50	16.85
Repairs, Maintenance and Sinking Fund ..	11.67	11.92	19.79	16.42
Vacancies ..	0.13	10.40	0.71	1.86
Total ..	38.75	52.41	52.00	55.15

This would amount to a charge of Rs. 7.03 lakhs per annum or an excess of 3.15 lakhs over and above the net annual income from these chawls, which would represent a loss of nearly Rs. 36.28 per room per annum on an average.

The net annual profit per room on the chawls erected before 1919 comes to Rs. 3.14 and a loss on those chawls erected after 1919 comes to Rs. 44.80.

The average population of the chawls during 1924-25 was 28,065 against 18,511 and 18,420 in 1922-23 and 1923-24 respectively, while the corresponding figures for semi-permanent sheds were 3,804, 3,533 and 3,451 respectively.

FINANCE.

Loan.

15. During the year under report a sum of Rs. 100 lakhs was borrowed from Government out of the temporary advances made by the Government of India, the rate of interest payable by the Board being $5\frac{3}{4}$ per cent. per annum. The total sum hitherto advanced by the Government of India through the Government of Bombay is Rs. 4,06 lakhs, the terms for the repayment of which are under consideration.

Interest and Sinking Fund charges.

The total borrowings by the Trust as on 31st March, 1925, stood at Rs. 14,54 lakhs (Rs. 13,19 lakhs in India and £899,600 in England) involving payment of interest and sinking fund charges of Rs. 87 lakhs per year. Of the borrowings, Rs. 440 lakhs have been obtained by financing arrangements made for short periods and the Board will have to repurchase the 6 per cent. debentures issued for these loans from the temporary lenders as under :—

Rs. 70 lakhs from the Imperial Bank of India on 30th April, 1925.

Rs. 370 lakhs from the Bombay Government on 1st November, 1935.

The loan of Rs. 40 lakhs from the Bank of India due for repayment on the 10th November, 1924, was repaid at the agreed rate of Rs. 99-5-0 per cent.

Interest on surplus cash balances

16. The following table shows the interest earnings and compares the same with the average daily balances. Figures for the preceding four years are also given for comparison :—

Particulars.	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
1. Average daily balances (in lakhs)—	Rs.	Rs.	Rs.	Rs.	Rs.
(*a*) Not bearing interest, current account	4.21	2.37	1.41	1.09	0.71
(*b*) Bearing interest on current account.	11.94	2.19	0.86	1.01	1.34
(*c*) Bearing interest on fixed deposit account	68.36	30.43	34.92	29.80	26.34
(*d*) Bearing interest on securities (at cost price)	45.16	67.10	69.66	107.85	100.71
Total ...	129.67	102.09	106.85	139.75	129.10
2. Interest earned on the above (in lakhs)—					
(*a*) On current account balances ..	0.26	0.06	0.02	0.03	0.04
(*b*) On fixed deposit balances	3.96	1.47	2.23	1.83	1.65
(*c*) On securities	2.30	3.61	4.37	6.14	5.58
Total ..	6.52	5.14	6.62	8.00	7.27
3. Average rate per cent. earned—.					
(*a*) On sums in current account ..	2.18	2.73	2.34	2.71	2.79
(*b*) On fixed deposit account	5.79	4.84	6.39	6.13	6.27
(*c*) On whole balances excluding securities	5.00	4.41	6.05	5.81	5.95
(*d*) On whole balances including securities	5.02	5.05	6.20	5.72	5.63
4. Average bank rate	6.43	5.83	5.36	6.10	6.24

The interest earned on the cash balances excluding securities is nearly 6 per cent. against the average bank rate of 6¼ per cent. As soon as the bank rate showed a tendency to rise, the budli arrangements were stopped and the expenditure was met by the sale of 6 per cent. stock. This has resulted in a net profit of Rs. 22,000 on budli transactions against Rs. 4,600 in the previous year.

No change was made in the list of banks with which the Board's cash balances are permitted to be deposited. **Banking.**

17. The audited balance-sheet as on 31st March, 1925, is attached to this report. **Accounts for 1924-25.**

The transactions of the year under general and capital accounts were as follows :—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
	Rs.	Rs.	Rs.	Rs.
Capital account	1,37,64,425	1,15,45,644	1,07,99,183	....
General account	....	77,98,572	95,15,680	....
Total ..	1,37,64,425	1,93,44,216	2,03,14,863	1,27,93,778

Of the closing balance, Rs. 113 lakhs were held in securities and Rs. 16 lakhs in fixed deposits with the approved banks.

18. The Board's capital account receipts for the last five years are shown below :— **Capital Account.**

(In lakhs and decimals.)

	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
Loan proceeds	345.00	140.00	172.00	89.00	100.00
Sale proceeds	17.52	29.34	38.14	23.60	15.45
General account surplus	22.36	2.45	....	....	....
Total ..	384.88	171.79	210.14	112.60	115.45

The main items under sale proceeds are as follows :—

(*i*) Sale of lands .. .. Rs. 8.45 lakhs.
(*ii*) Composition of rents .. .. ,, 2.26 ,,
(*iii*) Sale of building materials, rubbles, etc. .. .. ,, 4.26 ,,
(*iv*) Quarry contract fees .. .. ,, 0.48 ,,

The following are the main receipts under sale of lands and composition of rents :—

Rs. 1.96 lakhs for compensation in cases of certain lands in Agripada Estate acquired by the B. B. & C. I. Railway for their Grant Road Terminal Scheme.

Rs. 0.62 lakhs for sale of land to Municipality for a market at Chowpati.

Rs. 3.08 lakhs being the value of Trust's plots at Dadar-Matunga exchanged with those of G. I. P. Railway for widening the Parel Road.

Rs. 1.49 lakhs for land appropriated for Police Scheme at Worli.

Rs. 1.12 lakhs premium for land in Love Lane leased to the Jain Community.

Rs. 0.55 lakhs for land in Sion-Matunga leased to Salvation Army Property Co., Ltd., for a Rescue Home.

Rs. 0.56 lakhs premium for plots 410, 414 and 415 Dadar-Matunga.

General Account.

19. The following is an analysis of general account during the last 27 years :—

(Figures in lakhs and decimals.)

No.	——	Total to end of 1912.	1912-13	1913-14	1914-15	1915-16	1916-17	1917-18	1918-19	1919-20	1920-21	1921-22	1922-23	1923-24	1924-25
1	SPECIAL ITEMS. Ordinary revenue from estates and interest earned	124.4	20.7	23.8	25.0	26.7	30.1	33.2	35.6	37.8	43.6	49.2	50.2	52.4	57.8
2	Ordinary expenditure on maintenance and taxes	33.6	3.4	3.5	4.9	5.2	5.3	5.9	6.1	6.7	7.6	9.9	11.0	13.8	14.5
3	Net ordinary revenue	90.8	17.3	20.3	20.1	21.5	24.8	27.3	29.5	31.1	36.0	39.3	39.2	38.6	43.3
4	Interest and sinking fund ..	127.1	21.7	22.2	22.4	23.8	25.8	25.6	25.2	24.1	29.4	52.6	64.1	74.2	80.7
5	Net shortage	36.3	4.4	1.9	2.3	2.3	1.0	—1.7	—4.3	—7.0	—6.6	13.3	—24.9	—35.6	37.4
6	Municipal contribution ..	59.0	9.3	9.3	9.8	10.2	11.0	11.0	11.5	15.2	15.7	15.8	17.8	19.1	20.2
7	Net surplus + or deficit— ..	+22.7	+4.9	+7.4	+7.5	+7.9	+10.0	+12.7	+15.8	+22.2	+22.3	+2.5	—7.1	—16.5	—17.2

The following list shows annual profit or loss each year since the Trust was formed :—

Surplus under general account.

Year.	Amount.
	Rs.
1898-99	1,80,067
1899-00	1,07,555
1900-01	4,60,106
1901-02	4,41,258
1902-03	5,22,308
1903-04	1,81,487
1904-05	67,141
1905-06	1,20,396
1909-10	52,615
1910-11	1,60,364
1911-12	2,93,217
1912-13	4,95,948
1913-14	7,36,193
1914-15	7,48,062
1915-16	7,90,642
1916-17	10,04,736
1917-18	12,69,832
1918-19	15,75,767
1919-20	22,24,321
1920-21	22,36,080
1921-22	2,44,660
Total .	1,39,12,755

Deficit under general account.

Year.	Amount.
	Rs.
1906-07	56,081
1907-08	1,22,781
1908-09	1,25,307
1922-23 ..	7,06,364
1923-24	16,53,891
1924-25	17,17,108
Total ..	43,81,532
Net surplus ..	95,31,223
Total ..	1,39,12,755

The total of all the deficits amounts to Rs. 43.81 lakhs as against a total profit of Rs. 139.12 lakhs. Again the total deficit is slightly over 3 per cent. of the total borrowings against the limit of 15 per cent. allowed by the law. There is thus an ample margin. As stated in previous reports, during the next few years, while the extensive works now on hand are actually in progress, the interest and sinking fund charges on our borrowed capital will increase considerably while revenue will not increase to the same extent until the works are completed and plots are disposed of.

20. The figures under the main heads of capital expenditure during the last five years are as follows :— Capital Expenditure.

(In thousands of Rupees.)

	1920-21.	1921-22.	1922-23.	1923-24.	1924-25.
Land Acquisition	1,63,93	98,89	68,03	27,18	24,28
Works	94,18	89,59	83,40	69,60	73,70
Management and Establishment (portion debitable to capital account)	10,93	16,27	13,85	11,73	10,01
General account deficit	....	....	7,06	16,54	17,17
	2,69,04	2,04,75	1,72,34	1,25,05	1,25,16

By the close of 1924-25 the Board had raised Rs. 14,54 lakhs by loans and their total capital receipts (including the grant of Rs. 54 lakhs received from Government) amounted to Rs. 17,73 lakhs out of which they spent Rs. 110 lakhs on the improvement of Government and Municipal lands temporarily vested in them and Rs. 15,35 lakhs on their acquired estates and office buildings.

The method of distributing the cost of management and establishment and the incidental expenses has been fully explained in the Annual Report for 1912-13. The actual charges for the year amounted to Rs. 13.21 lakhs, of which Rs. 10.01 lakhs were charged to capital account and the rest to revenue. The normal percentage calculations had to be increased by nearly 38 per cent. on account of the lower actual cost of acquisition.

21. Details of the collection of revenue can be seen from the following table :— Collection of Revenue.

Particulars.	Revenue.		Total.
	Permanent.	Temporary.	
	Rs.	Rs.	Rs.
Amount for collection	29,76,000	31,56,437	61,32,437
Amount collected	27,39,993	23,14,181	50,54,174
Amount written off	....	1,14,547	1,14,547
Amount outstanding on 1st April, 1925 ..	2,36,007	7,27,709	9,63,716
Amount outstanding on 1st May, 1925	2,10,251	6,07,382	8,17,633
Amount outstanding on 1st June, 1925	1,86,906	5,35,772	7,22,678

The collection of permanent revenue is under the control of the Secretary, whilst the temporary revenue is collected by the Land Manager. Outstandings of permanent revenue at the end of the year were 7.9 per cent.

of the total demand, and under temporary revenue the percentage was 23.09. In connection with the temporary revenue 927 suits were filed for arrears aggregating Rs. 38,520 of which Rs. 20,379 still remains to be recovered.

In round figures, the number of rent bills issued in the year for temporary revenue was over 246,500, the corresponding figure for the previous year being 269,300. No rent bills were issued for permanent revenue which is payable at the Trust Office monthly, quarterly, half-yearly, or yearly on agreed dates. About 10 days before the due date a memo of amount and due date is issued to each lessee and reminders at intervals of about 10 days. The number, in round figures, of such memoranda and reminders issued in the year was 5,600.

A comparative statement showing the number of permanent tenancies with demand and collection as on 31st March of the past ten years is given below :—

Particulars.	1916.	1917.	1918.	1919.	1920.	1921.	1922.	1923.	c 1924.	1925.
Number of Tenancies..	524	623	702	828	1,088	1,107	1,136	1,150	1,121	1,290
Demand including past arrears in lakhs of Rupees	11.27	11.92	12.93	15.00	16.37	16.90	19.87	21.12	22.30	*29.76
Collection in lakhs of Rupees	11.14	11.83	12.79	14.81	16.27	16.62	18.98	20.58	20.50	*27.40
Arrears in lakhs of Rupees	0.13	0.09	0.14	0.19	0.10	0.28	0.89	0.54	1.80	2.36
Percentage of arrears to demand	0.1	0.7	1.0	1.2	0.6	1.7	4.4	2.5	8.0	7.9

* Increase mainly due to rents of new Police Accommodation Schemes received in the year.

Provident Fund.

22. The accounts of the Provident Fund established by the Board under Section 91 (6) of the Act stood as under on 31st March, 1925 :—

——	Trustees' contribution.	Employees' subscription.	Advances to employees.	Total.
	Rs.	Rs.	Rs.	Rs.
Opening balance	4,87,103	4,26,093	—5,659	9,07,537
Receipts during the year	83,502	81,772	3,146	1,68,420
Total ..	5,70,605	5,07,865	—2,513	10,75,957
Payments during the year	9,670	8,442	—12,208	30,320
Cash balances	5,60,935	4,99,423	—14,721	10,45,637

Changes in Personnel.

Board.

23. Mr. R. H. A. Delves, acting Chairman, was confirmed with effect from 25th April, 1924.

The *ex-officio* seat of the General Officer Commanding, Bombay Brigade, was held by Major-General J. H. K. Stewart till 6th May, 1924, and thereafter by Major-General H. A. V. Cummins.

Mr. V. A. Dabholkar was re-elected by the Corporation, Mr. W. H. Neilson by the Port Trust and Mr. H. T. Gorrie by the Chamber of Commerce for a period of two years from 1st April, 1924.

Mr. N. M. Dumasia was absent on leave from the Board's meetings from 3rd May, 1924, to 4th August, 1924.

During the absence of the Hon'ble Mr. Phiroze C. Sethna from 5th July, 1924, to 24th November, 1924, Mr. Rahimtoola M. Chinoy was elected by the Corporation to act for him.

Mr. W. H. Neilson sat on the Board till 19th August, 1924, after which date Mr. P. R. Cadell was elected by the Port Trust.

Mr. J. A. Kay was elected by the Chamber of Commerce to act for Mr. Gorrie during his absence from 5th April, 1924, to 21st November, 1924.

During the absence of Sir Lawless Hepper, Kt., for three months from 5th July, 1924, Government nominated Mr. J. R. Martin, C.I.E., I.C.S., to act for him.

Mr. J. F. Watson was on leave for one month, when Mr. N. D. Katrak acted for him. Principal Officers.

Mr. C. P. Gorwalla continued to act for Mr. K. N. Ramasubbier, on leave preparatory to retirement.

Mr. Delves having been appointed as substantive Chairman, Mr. Burge was appointed as Estate Agent. Mr. Burge was on leave from 12th May, 1924, to 6th November, 1924, and Mr. A. D. N. Smith acted for him.

Meetings.

24. There were 39 Board meetings and 52 Committee meetings, the corresponding figures for previous years being 50 and 93 for 1923-24 and 43 and 108 for 1922–23.

The average attendance at the Board meetings was 11.51 out of a total of 14 members and at the Committee meetings 5.23 out of a total of 6 members.

Other matters of interest.

1. Mr. E. G. Turner, I.C.S.

25. The Trustees congratulated Mr. E. G. Turner, late Chairman of the Board, on being awarded the order of the C.I.E.

2. Mr. R. H. A. Delves, F.S.I.

(*a*) The Chairman was elected as the Trust's representative on the Advisory Committee in connection with the Bombay Development Scheme.

(*b*) He was nominated as an additional member of the Legislative Council in connection with the Rent Act Amending Bill.

3. Reinstating of Property Owners Ousted by the Operations of the Trust.

The President, Bombay Municipal Corporation, informed the Trust that the Corporation were of opinion that the Trust should reinstate those property owners who have been ousted by the operations of the Trust on reasonable terms and conditions if they so desired ; in reply he was informed

that when practicable the Board were always willing to arrive at settlements whereby owners were enabled to retain their properties or to exchange lands, on reasonable terms. Since the 1st April 1920, 67 such settlements were entered into whereby property owners were leased an aggregate area of 268,769 square yards

4. DADAR-MATUNGA ESTATE—PERMISSION TO BUILD SMALL BUNGALOWS AND EXTENSION OF RENT-FREE PERIOD TO CO-OPERATIVE HOUSING SOCIETIES.

The President of the Central Co-operative Institute, Bombay, forwarded two resolutions of the Third Bombay Co-operative Conference for favourable consideraton.

RESOLUTION NO. 8.—Resolved that the authorities of the Bombay City Improvement Trust be moved to allow the Housing Societies and their members to build small buildings on the system of the new type of buildings which are built by the Bombay Development Directorate at Chembur on the independent small bungalow cottage system as garden suburbs costing not more than Rs. 10,000 for two-tenement patterns on the Dadar and Matunga plots allotted by the Trust to the several Housing Societies.

RESOLUTION NO. 9.—This Conference is of opinion that as the Bombay City Improvement Trust was unable to hand over possession of the plots of Dadar-Matunga Estate immediately on the allotment of plots to the Societies and as the conditions of trade, etc., have altered altogether and as depression is reigning all over, the Bombay City Improvement Trust is requested to extend the exemption period regarding ground rent from two years to four years in case of all the Co-operative Housing Societies which are not able to build their houses on these plots for the above-mentioned reasons.

The Board decided to inform the President of the Central Co-operative Institute that (*i*) the Board would welcome the erection of ground-floor buildings on suitable plots provided they complied with the building regulations in force ; and (*ii*) that as regards applications for extensions of the rent-free period every case would be treated on its own merits.

5. CEMENT CONCRETE FACING TO BUILDINGS INSTEAD OF PORBANDER OR MALAD STONE FACING.

On the reports of the Chief Engineer and of a Sub-Committee of the Bombay Architectural Association, the use of Porbander stone in the construction of godowns on the Nowroji Hill Estate and also its use in the construction of parapets, corbels and brackets on all estates was prohibited.

6. BILL REGARDING INVESTIGATION AND SETTLEMENT OF TRADE DISPUTES.

The Board's opinion was invited by Government on the above Bill and on the recommendation of a Special Committee appointed to consider the Bill, the Board offered the following remarks :—

(1) The Board believe that a Bill revised on the lines suggested below will meet with the approval of most public and private bodies who are large employers of labour and will also be acceptable to the workers.

(2) In the event of a dispute being apprehended, a Board of Enquiry only should in the first instance be constituted for investigating into the dispute and then, if both the parties so desire, a Board of Conciliation should be appointed. The Board of Conciliation should ordinarily be the same as the Board of Enquiry.

(3) The title of the Bill, which refers to Settlement of Trade Disputes, is not correct and should be altered, as the Bill aims at conciliation and not settlement of disputes.

(4) The Board observe that the Bill contains no definition of the term 'Trade disputes'; they consider that a definition should be inserted but realise that it is extremely difficult to frame a satisfactory one.

(5) The Board recommend that Government should be requested to extend the provisions of Sections 16 and 17 to the appropriate sections of the staff employed by the Board.

7. Trade Union Legislation.

The Government invited the Board's opinion on the above Bill and the question was considered by a Special Committee and on their recommendation the Board offered the following remarks :—

(*a*) The Board are opposed to any form of picketing and are of opinion that nothing in the Bill should be considered as legalizing it.

(*b*) The Board are of opinion that a sub-section might be added to Section 5, so that rates of subscription for various classes of members might be given for the better protection of the members.

8. Workmen's Compensation Act.

The Act came in force from 1st July, 1924, and applied to men employed by the Trust on certain works. It was decided that the Board should carry the risk themselves.

9. National Baby Week.

The Chairman represented the Trust on the Working Committee and the Board sanctioned Rs. 500 for hire of space for advertisement, and Rs. 500 for preparation of models.

10. Transfer of the Trust to the Municipality.

A Special Committee was appointed to report on the Bill submitted by the Corporation Committee and approved by the Corporation. The report submitted by the Special Committee was generally approved by the Board and has been submitted to Government.

Trust's Estate Statistics.

26. The following table gives some indication of the work done by the Trust in the gradual development of their estates in recent years :—

As at end of year.	I.—Area of Estate.										II.—Area resumed or sold in acres.	III.—Area to be acquired in acres.	IV.—Roads.		V.—Chawls.				VI.—Police Chawls.			VII.—Tenements for families in lessees' completed buildings.	VIII.—Total new tenements, cols. 16+20+23.	IX.—Cost of programme.	
	Developed.				Undeveloped.				Total.																
	Total in acres.	Leased plots. Acres.	Leased plots. Annual rent in lakhs.	Unleased plots, acres.	Total in acres.	No. of Buildings.	No. of Tenements.	Net annual temporary revenue in lakhs.	Acres, cols. 2+6.	Annual revenue in lakhs cols. 4+9.			Constructed in miles.	Cost of construction in lakhs.	Tenements provided.	Cost in lakhs.	Actual rent in lakhs.	Actual net revenue in lakhs per annum.	Tenements provided.	Cost in lakhs.	Annual rent in lakhs.			Spent. In lakhs.	To be spent. In lakhs.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1915-16 ..	367 **68** 435	200	12·7	61	1,090	860	10,337	7·7	1,525	20·4	253	96	17·2	26·0	4,316 *953	40·7 2·66	2·3 0·3	1·5 0·16	902	12	0·5	6,624	12,795	572	307
1916-17 ..	391 **71** 462	227	14·6	53	1,068	836	9,228	9·0	1,530	23·6	261	112	18·1	30·2	4,750 *953	46·7 2·67	2·5 0·3	1·6 0·17	1,162	12	0·6	7,138	14,003	597	281
1917-18 ..	553 **71** 624	263	16·2	91	903	824	8,944	9·7	1,527	25·9	286	117	19·9	33·1	†4,940 *954	‡46·7 2·76	2·8 0·3	1·8 0·17	1,162	12	0·6	8,155	15,211	615	278
1918-19 ..	554 **74** 628	318	18·4	39	911	882	9,901	10·8	1,539	29·2	293	134	21·3	38·1	†5,192 *1,114	‡46·8 3·22	2·8 0·3	1·8 0·17	1,162	13·3	0·6	9,612	17,080	644	297
1919-20 ..	692 **79** 771	447	21·3	48	1,187	944	10,865	11·4	1,958	32·7	299	1,642	24·0	46·8	†5,192 *2,224	‡51·1 5·51	2·8 0·4	1·8 0·25	1,162	13·3	0·6	10,644	19,222	704	550
1920-21 ..	785 **81** 866	487	23·2	44	1,316	1,219	12,979	11·8	2,182	35·0	301	1,033	28·3	55·8	†5,512 *1,722	‡54·7 7·7	2·9 0·6	1·7 0·3	2,245	13·3	0·6	11,908	21,387	949	666
1921-22 ..	829 **81** 910	513	24·9	43	1,597	1,295	13,546	12·1	2,507	37·0	396	614	33·3	80·6	†6,032 *1,892	‡60·9 8·3	3·5 0·7	2·1 0·3	2,245	13·3	0·6	13,187	23,356	1,122	484
1922-23 ..	864 **83** 947	519	25·3	54	1,764	1,242	12,923	12·3	2,711	37·6	401	400	39·1	111·0	†7,072 *1,842	‡90·7 9·3	4·0 0·6	2·6 0·3	2,374*a*	13·3*b*	0·6	14,139	25,427	1,251	585
1923-24 ..	916 **91** 1,007	521	25·7	76	1,751	1,138	10,80c	9·7	2,758	35·4	404	354	46·9	137·5	†12,108 *1,895	‡106·5 10·3	6·0 0·5	3·3 —0·1	2,424 (*a*)	56·3 (*b*)	3·4	15,012	31,439	1,336	545
1924-25 ..	1,043 **126** 1,169	502	25·3	226	1,636	1,070	9,731	9·4	2,805	34·7	418	313	51·5	177·9	†22,739 *1,588	‡115·0 11·0	6·6 0.5	3·1	2,680 (*a*)	69·1 (*b*)	4·4	15,773	42,780	1,424	458

Heavy types in column 2 indicate area of roads handed over to the Municipality.
† Including 504 in Spring Mills Chawls which are the property of the Board for 28 years only.
(*a*) Taken from Appendix N-1.
(*b*) Represents cost of completed Police Accommodation Schemes, *vide* Appendix H-1.

*Semi-permanent sheds for dishoused tenants.
‡Exclusive of the cost of Spring Mills Chawls, *viz.*, 5·18 lakhs.

19th January, 1926.

R. H. A. DELVES, *Chairman*,
City of Bombay Improvement Trust.

Appendix A.

Capital Account.

Figures in Lakhs.

	1920-21.		1921-22.		1922-23.		1923-24.		1924-25.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	345.0	953.0	140.0	1,093.0	172.0	1,265.0	89.0	1,354.0	100.0	1,454.0
Discount or premium ..	..	—7.7	..	—7.7	..	—7.7	..	—7.7	..	—7.7
Sale proceeds	17.5	90.4	29.3	119.7	38.1	157.8	23.6	181.4	15.5	196.9
Appropriation from general account ..	22.4	133.6	2.4	136.0	—7.1	128.9	—16.5	112.4	—17.1	95.3
Special contribution from Government ..	..	54.0	..	54.0	..	54.0	..	54.0	..	54.0
TOTAL ..	384.9	1,223.3	171.7	1,395.0	203.0	1,598.0	96.1	1,694.1	98.4	1,792.5
Expenditure.										
I.—On Government and Municipal property.										
Schedule "C" ..	*N*	6.6	*N*	6.6	0.1	6.7	0.3	7.0	5.3	12.3
,, "D" ..	0.1	15.6	0.2	15.8	..	15.8	0.1	15.9	0.1	16.0
,, "E" ..	..	4.7	..	4.7	..	4.7	..	4.7	..	4.7
Police Accommodation Schemes	14.4	43.4	1.8	45.2	12.2	57.4	14.4	71.8	5.0	76.8
TOTAL ..	14.5	70.3	2.0	72.3	12.3	84.6	14.8	99.4	10.4	109.8
II.—On the Trust's own acquired lands.										
Cost of management and establishment ..	10.3	78.5	15.8	94.3	13.4	107.7	10.9	118.6	9.1	127.7
Acquisition of land ..	163.9	726.2	97.0	823.2	61.8	805.0	17.8	902.8	22.8	925.6
Chawls	21.3	59.9	21.9	81.8	15.7	97.5	5.5	103.0	8.3	111.3
Roads	47.3	87.3	63.6	150.9	63.5	214.4	37.0	251.4	55.6	307.0
Other works	0.1	9.9	0.6	10.5	0.1	10.6	18.7	29.3	1.3	30.6
Mill Company's chawls.	..	5.2	2.1	7.3	0.4	7.7	..	7.7	..	7.7
TOTAL ..	242.9	967.0	201.0	1,168.0	154.9	1,322.9	89.9	1,412.8	97.1	1,509.9
III.—Miscellaneous.										
Office buildings ..	0.6	4.5	*N*	4.5	..	4.5	..	4.5	..	4.5
Other items	11.0	16.2	1.7	17.9	—1.9	16.0	3.9	19.9	0.6	20.5
TOTAL ..	11.6	20.7	1.7	22.4	—1.9	20.5	3.9	24.4	0.6	25.0
IV.—Disposal of profits under Section 79 (3) ..	..	19.9	..	19.9	..	19.9	..	19.9	..	19.9
TOTAL ..	..	19.9	..	19.9	..	19.9	..	19.9	..	19.9
GRAND TOTAL ..	269.0	1,077.9	204.7	1,282.6	165.3	1,447.9	108.6	1,556.5	108.1	1,664.6
Balance ...	115.9	145.4	—33.0	112.4	37.7	150.1	—12.5	137.6	—9.7	127.9

N=Negligible.

Note:—*Vide* Administration Report for 1908-09, p. 23, for corresponding figures for 11 years ended 31-3-09.
,, ,, ,, 1915-16, p. 38, ,, ,, ,, 7 ,, 31-3-16.
,, ,, ,, 1920-21, p. 47, ,, ,, ,, 2 ,, 31-3-18.
,, ,, ,, 1922-23, p. 39, ,, ,, ,, 1 ,, 31-3-19.
,, ,, ,, 1923-24, p. 35, ,, ,, ,, 1 ,, 31-3-20.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix B.

Analysis of General Account.

Figures in columns 2 to 12 shown in lakhs.

YEAR.	RECEIPTS.					EXPENDITURE.					Balance appropriated to Capital Account.	REMARKS.
	Rents.	Municipal Contribution.	Interest on Investment.	Miscellaneous.	Total.	Maintenance.	Municipal Rates and Taxes.	Interest and Sinking Fund.	Miscellaneous.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	13
1898-99	1.9	..	..	..	1.9	0.1	..	..	..	0.1	1.8	Rent received in 1898-99 was mainly rent under Schedule F.
1899-1900 ..	0.7	..	0.8	..	1.5	0.2	0.2	..	..	0.4	1.1	
1900-01	0.9	4.75	1.65	..	7.3	0.3	0.2	2.2	..	2.7	4.6	
1901-02	1.2	4.8	1.47	0.03	7.5	0.4	0.2	2.5	..	3.1	4.4	
1902-03	1.4	5.0	3.5	..	9.9	0.4	0.2	4.1	..	4.7	5.2	
1903-04	2.6	3.5	2.3	..	8.4	0.4	0.4	5.7	0.1	6.6	1.8	
1904-05	5.8	2.0	2.7	..	10.5	0.7	0.9	8.1	0.1	9.8	0.7	
1905-06	9.7	2.5	1.9	..	14.1	1.43	1.3	10.05	0.1	12.9	1.2	
1906-07	8.5	3.0	2.1	0.1	13.7	1.9	1.1	11.2	0.1	14.3	—0.6	
1907-08	8.1	3.6	2.4	0.1	14.2	2.2	1.0	12.1	0.1	15.4	—1.2	
1908-09	9.4	4.5	1.2	0.1	15.2	2.5	0.8	13.0	0.1	16.4	—1.2	
1909-10	11.4	7.8	1.5	0.2	20.9	*3.3	1.0	16.0	0.1	20.4	0.5	
1910-11	14.4	8.9	1.5	0.1	24.9	*3.1	1.0	19.1	0.1	23.3	1.6	*Includes interest paid to Government and the Municipality under Section 68 (1) of the Act as shown below :—
1911-12	16.6	8.6	2.2	0.1	27.5	*3.0	1.3	20.2	0.1	24.6	2.9	
1912-13	18.0	9.2	2.0	..	29.2	*2.7	1.0	20.5	0.1	24.3	4.9	
1913-14	20.9	9.3	2.5	..	32.7	*2.4	1.2	21.4	0.3	25.3	7.4	
1914-15	23.0	9.8	1.5	0.1	34.4	2.7	1.5	22.4	0.3	26.9	7.5	
1915-16	24.8	10.2	1.5	..	36.5	2.9	1.6	23.8	0.3	28.6	7.9	
1916-17	27.2	11.0	2.5	0.1	40.8	3.1	1.7	25.8	0.2	30.8	10.0	
1917-18	29.8	11.0	2.9	0.1	43.8	3.6	1.7	25.6	0.2	31.1	12.7	
1918-19	33.2	11.5	2.0	0.1	46.8	3.6	2.0	25.2	0.2	31.0	15.8	
1919-20	35.7	15.2	1.7	0.2	52.8	3.7	2.2	24.1	0.6	30.6	22.2	
1920-21	37.5	15.7	5.4	0.5	59.1	4.0	2.4	29.4	1.0	36.8	22.3	
1921-22	43.4	15.8	5.4	0.4	65.0	6.4	2.9	52.6	0.6	62.5	2.5	
1922-23	45.6	17.9	4.9	0.1	67.9	7.9	3.5	64.1	—0.5	75.0	—7.1	
1923-24	44.2	19.1	7.6	0.2	71.1	9.6	3.2	74.2	0.6	87.6	—16.5	
1924-25	50.5	20.2	6.4	0.4	77.5	9.0	4.4	80.6	0.6	94.6	—17.1	
Total to end of 1924-25 ..	525.8	234.9	71.5	2.9	835.1	81.5	38.9	614.0	5.4	739.8	95.3	

Year.	Government.	Municipality.	Total.
	Rs.	Rs.	Rs.
1909-10 ..	65,350	41,241	1,06,591
1910-11 ..	46,440	37,841	84,281
1911-12 ..	61,858	37,276	99,134
1912-13 ..	68,194	37,431	1,05,625
1913-14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 525.8 rents no less than 253.8 or 48.2 per cent. was from temporary occupations.

Of the 95.3 surplus 19.9 was paid to the Municipality and to Government and the balance Rs. 75.4 lakhs relating to the years 1911-12, *et seq.*, has, under the Amended Act, been appropriated to Capital.

Of the 234.9 Municipal contribution, 18.9 was refunded, so that the net Municipal contribution, after deducting taxes, is Rs. 177.1 lakhs in the 27 years.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-1.

Trust Estates on Government lands (Schedule C and Schedule E) as at close of 1924-25.

The original grants under Schedule C are also shown.

Serial No.	Name of Estate.	As per original Schedule C.		Present area in thousands of square yards.	Schedule value in thousands of rupees.	Developed Land.										Undeveloped Land.		Remarks.
						Leased Plots.				Unleased Plots.								
		Area.	Value.			No.	Area in thousands of square yards.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Schedule C Lands.	Sq. yds.	Rs.															
1	Flats	17,01,251	..	14,12.2	2,08	5	52.1	10,19	5.4	..	..	..	..	169	..	(a) 11,81	1,74	(a) Includes an area of 7,07,075 sq. yds. leased to the Western India Turf Club at an annual rent of Rs. 7,500 until 31st May, 1944. 2,677 sq. yds. resumed by Government for Municipality for Tulsi Pipe Line Road. 6,909.21 sq. yds. resumed by Government for B.B. & C.I. Railway for a Terminal station.
2	Kennedy Sea Face ..	4,19,033	..	4.0	..	1	*4.0	0·2	0.01	..	...	...	...	..	...	..	..	*Swimming bath.
3	Cooperage	66,178	...	59.0	5,86	..	..	..	...	..	...	..	..	59	..	..	..	Appropriated as permanent open space under Section 60 (4).
4	Marine Lines	1,22,163	12,21,630	88.0	..	..	..	..	..	..	...	...	..	88	...	..	..	Do.
				34.2	12,06	20	32.6	5,63	25.2	..	..	..	..	..	..	..	..	1,600 sq. yds. road handed over to Municipality.
5	Wellington Lines ..	42,394	4,23,940	44.0	2,71	16	32.0	7,69	30.7	..	..	..	..	(a) 12	..	..	..	(a) Central Garden.
6	Wodehouse Road ..	55,625	5,56,250	41.0	3,70	20	40.5	8,00	34.6	..	..	..	..	..	1	..	..	
7	Hornby Road	71,051	14,21,020	*57.1	12,72	37	45.1	16,37	70.1	..	..	..	..	...	...	...	...	*12,000 sq. yds. road handed over to Municipality.
8	Plot South of Crawford Market (Hornby Rd.).	9,569	1,91,380	7.5	1,66	1	7.5	2,87	12.9	..	..	..	..	...	...	..	..	
9	Plot North of Municipal Offices (Hornby Rd.).	6,600	1,98,000	7.0	1,98	1	7.0	1,96	8.2	..	..	..	..	..	...	...	...	
	Carried over ..	24,93,864	40,12,220	17,54.0	42,77	101	2,20.8	52,71.2	1,87.1	..	..	..	..	3,28	1	11,81	1,74	

Appendix D-1—*contd.*

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1924-25.

The original grants under Schedule C are also shown.

Serial No.	Name of Estate.	As per original Schedule C.		Present area in thousands of square yards.	Schedule value in thousands of rupees.	Developed Land.										Undeveloped Land.		Remarks.
						Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Brought over ..	Sq. yds. 24,93,864	Rs. 40,12,220	17,54.0	42,77	101	2,20.8	52,71.2	1,87.1	..	..	..	..	3,28	1	11,81	174	
10	West Chaupati Estate (including the Hill Slope)	89,623 52,657	8,96,230 ..	53.0 76.7	5,80	27	82.7	12,65.0	58.9	9	7.8	317.0	17.6	8	..	..	..	On actual measurement Chaupati Estate is found to be 5,453 sq. yds. less than shown in Schedule C. 17,203 sq. yds. road handed over to Municipality. 8,000 sq. yds. reserved for roads.
	Old Distillery Plot ..	..	..	7.0	71	5	6.3	1,52.7	6.9	..	..	..	..	..	..	..	..	4,163 sq. yds. resumed by Government for Municipal Market.
11	Parel Estate	3,30,469	9,91,407	1,17.6	3,53	..	..	..	..	..	..	..	..	..	1	97	291	19,954 sq. yds. resumed by Government for Maternity Hospital.
	Total ..	29,66,613	58,99,857	20,08.3	52,81	133	3,09.8	66,88.9	2,52.9	9	7.8	3,17.0	17.6	3,36	2	12,78	4,65	
	Site of Admiral's Bungalow (Marine Lines).	8,258	1,03,225	8.3	1,03	1	8.3	2,30	10.3	..	..	..	..	..	..	..	..	
	East Chaupati Estate ..	7,449	..	4.7	33	4	2.2	78	3.5	1	2.5	34.0	1.9	..	..	..	..	
	Total ..	15,707	1,03,225	13.0	1,36	5	10.5	3,08	13.8	1	2.5	34.0	1.9	..	..	..	..	
	Schedule E Lands.																	
	Colaba Reclamation ..	..	..	68.0	..	36	53.8	23,82	1,06.7	..	..	..	..	14	..	..	..	
	Nepean Sea Road Reclamation.	..	..	2.0	..	1	2.0	14	0.6	..	..	..	..	..	..	..	..	
	Total ..	..	..	70.0	..	37	55.8	23,96	107.3	..	..	..	..	14	..	..	..	
	Grand Total ..	29,82,320	60,03,082	20,91.3	54,17	175	3,76.1	93,92.9	3,74.0	10	10.3	3,51.0	19.5	3,50	2	12,78	4,65	

R. H.A. DELVES, *Chairman, City of Bombay Improvement Trust.*

Appendix D-2.

Trust Estates on Municipal Lands (Schedule D) as at close of 1924-25.

The original grants under Schedule D are also shown.

Serial No.	Name of Estate.	As per original Schedule D.		Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed Land.											Undeveloped Land.		Remarks.
						Leased Plots.				Unleased Plots.									
		Area.	Value.			No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Sq. yds.	Rs.																
1	Connaught Road Estate ..	36,827	1,93,074	29.7	170	17	12.2	95	4.2	..	..	..	..	..	..	1.5	*16	79	*Area of 13 plots occupied by Municipality for Maratha Hospital. 2,700 sq. yds. road handed over to Municipality.
2	West Agripada including Scheme 9.	4,12,815	12,98,137	410.9	14,04	150 C 6	209.0 28.0	22,67 180	100.1 8.1	3	3.2	81	4.5	29.7	27.4	8.7	..	..	63,513 ,, road handed over to Municipality. 10,451 ,, road area transferred to Scheme 32. 5,701 ,, resumed by Municipality. 18,250.53 ,, acquired by Government for B.B. & C.I. Rly. 3,733.26 ,, acquired by Government for B.B. & C.I. Rly. for a Terminal Station.
3	Matunga Lands	2,98,376	3,49,348	268.3	174	1	1.6	..	†..	..	..	..	..	..	..	..	27.9	18	†As the land is leased in exchange the rent is Re. 1 only. Portions of 3 plots admeasuring 576 sq. yds. are deducted from the originally reported area. The schedule value of the same is Rs. 490. 2,31,401 sq. yds. of land have been transferred to Scheme 5. 7,387 sq. yds. resumed by Municipality for approach to Dadar Overbridge.
	Total ..	7,48,018	18,40,559	708.9	17,48	168 C 6	222.8 28.0	23,62 1,80	104.3 8.1	3	3.2	81	4.5	29.7	27.4	10.2	43.9	97	

C=Chawls.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-3.

Trust's Permanent Estates on their Own Lands as at close of 1924-25.

Serial No. of Scheme.	Name of Scheme.	Land acquired upto 31st March, 1925.		DEVELOPED LAND.											UNDEVELOPED LAND.		Roads handed over to Municipality in thousands of sq. yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 and 21. (Area and Values are shown in thousands.)
				LEASED PLOTS.				UNLEASED PLOTS.													
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of rupees.					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	First Nagpada ..	72.8	15,37	60 C 2	42.5 4.7	7,86 33	35.1 1.4	..	..	..	..	2.8	..	3.4	..	..	14.6	4.0	0.8	72.8	
2	Princess Street ..	1,20.1	67,47	114 C 2	61.6 11.1	92,36 1 89	4,09.4 8.5	..	..	..	..	..	..	5.8	..	..	44.8	1.5	2.6	1,27.4	7.2 sq. yds. acquired under Section 41 or by private agreement.
3	Sandhurst Road ..	2,48.5	82,45	180 C 2	1,21.7 14.4	99,65 1,94	4,46.0 8.7	9	6.3	11,58	64.3	6.0	8.8	3.6	2.3	76	82.7	3.7	3.2	2,52.7	0.6 sq. yds. transferred to Scheme 33. 4.8 sq. yds. acquired under Section 41.
4	Gamdevi	1,81.7	12,16	118	1,01.3	22,09	89.6	..	..	..	..	11.8	2.6	6.8	..	..	53.9	1.8	7.0	185.2	3.5 sq. yds. acquired by private agreement.
5	Dadar-Matunga ..	14,41.3	23,68	485 C 3	5,53.5 10.7	54,35 67	2,34.9 3.7	304	4,22.7	52,57	2,92.0	2,86.1	1,62.5	..	14.7	24	86.4	8.4	1,69.7	17,14.7	231.4 sq. yds. have been transferred to scheme from Schedule D, Matunga Lands. 42.0 sq. yds. of Vincent Road are included in this scheme.
6	Sion-Matunga ..	17,66.8	20,43	3	6.9	1 22	.1	99	86.5	10,79	59.9	..	53.2	..	15,83.1	18,31	13.6	..	23.5	17,66.8	
8	Mandvi-Koliwada ..	29.4	19,80	32 C 1	15.1 4.2	16,92 3,13	73.1 14.1	..	..	..	..	..	..	2.4	..	..	13.1	..	1.7	36.5	6.5 sq. yds. acquired under section 41. 0.6 sq. yds. explained in Engineer's letter No. 3456, dated 15th February, 1912.
13	Souter Street Extension Eastward.	7.5	21	4	3.1	42	1.7	5	3.9	51	2.8	..	0.7	0.3	..	..	1.4	..	..	9.4	1.9 sq. yds. transferred from Scheme 32.
27	Mathew Road ..	50.8	11,30	21	34.5	12,45	45.0	..	..	..	..	..	0.3	0.3	..	..	17.7	..	2.5	55.3	4.5 sq. yds. acquired under Section 41.
29	Nowroji Hill	171.7	63,70	28 C 1	15.9 8.5	31,77 2,27	1,57.0 10.2	30	7.3	23,77	1,32.1	..	16.5	3.5	99.2	36,80	17.4	3.0	.4	1,71.7	
30	Souter Street Extension Westward.	16.9 2.6	69 10	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	19.5	19.5	15.5 sq. yds. sold to B.B. & C.I. Railway in 1911-12.
	Carried over ..	41,10.1	3,17,36	10,45 C 11	9,56.1 53.6	3,39,09 10,23	14,91.9 46.6	447	5,26.7	99,22	5,51.1	3,06.7	2,44.6	26.1	16,99.3	56,11	345.6	22.4	2,30.9	44,12.0	

C=Chawls.

Appendix D-3—*contd.*

Trust's Permanent Estates on their Own Lands as at close of 1924-25—*contd.*

Serial No. of Scheme.	Name of Scheme.	Land acquired upto 31st March, 1925.		DEVELOPED LAND.											UNDEVELOPED LAND.						Explanation of difference between cols. 3 and 21. (Area and Values are shown in thousands.)
				LEASED PLOTS.				UNLEASED PLOTS.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of sq. yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.										
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
	Brought over ..	41,10.1	3,17,36	1045	9,56.1	3,39,09	14,91.9	447	526.7	99,22	5,51.1	3,06.7	2,44.6	26.1	16,99.3	56,11	3 45.6	22.4	2,30.9	44,12.0	
				C 11	53.6	10,23	46.6														
31	Parel	5,47.7	41,54	125	125.2	27,93	1,24.7	42	25.9	7,58	42.1	1.6	146.4	2.1	36.9	2,78	45.4	..	1,73.2	5.64.8	
		17.1	109	C 1	8.1	36	1.6														
32	East Agripada ..	2,04.9	22,54	48	59.2	10,11	44.8	31	21.6	5.63	31.3	..	8.9	2.4	62.5	6,87	18.0	..	23.0	2,14.9	10.0 sq. yds. road area transferred to this scheme from Schedule D lands.
				C 4	19.3	3.33	18.6														
33	Bhatwadi	8.5	2 79	10	5.2	1,10	4.2	..	..	..	..	..	..	0.4	..	..	2.3	..	..	7.9	0.6 sq. yds. transferred to this scheme from Scheme 3.
36	Lamington Road ..	7.5	2,22	1	0.3	13	0.6	..	..	..	..	2.6	..	..	..	..	10.8	..	..	13.7	6.2 sq. yds. acquired under Section 41.
37	Sydenham Road ..	72.5	1,11,31	3	1.2	3,22	17.9	3	1.6	5,25	29.2	..	7.3	..	62.2	95,50	..	..	.2	72.5	
41	Undria Street.. ..	6.4	4 62	3	0.7	13	0.6	7	1.7	74	4.1	..	..	..	*4.0	2,89	..	..	..	6.4	*This area is occupied in part by 7 houses which have been remodelled by the Trust.
43	Parel Road Central ..	54.0	23,74	2	1.2	3 20	..	1	2.2	2,13	11.8	..	12.4	..	8.9	3,91	29.3	..	..	54.0	
47	Parel Road Northern .	95.5	30,13	5	5.9	46	2.3	9	6.4	5 81	32.3	..	39.1	..	44.1	139	..	..	..	95.5	
50	Mazagaon	62.6	7,95	7	24.1	6.06	24.9	1	2.2	1 30	7.2	2.5	1.6	..	..	..	4.3	..	..	62.6	
				C 1	27.9	3,76	20.9														
52	Worli	16,76.3	83,70	4	10.7	1,71	.4	47	3,92.4	1,07,83	5,99.1	..	1,91.1	..	9 51.4	47,51	..	10.0	1,20.7	16,76.3	
	Carried over ..	68,63.1	6,48,99	1253	11,89.8	3,93,14	17,12.3	588	9,80.7	2,35,49	13,08.2	3,13.4	6,51.4	31.0	28,69.3	2,16,96	4,55.7	32.4	5,48.0	71,80.6	
				C 17	1,08.9	17,68	87.7														

C=Chawls.

Appendix D-3—*contd.*

Trust's Permanent Estates on their own Lands as at close of 1924-25—*contd.*

Serial number of Scheme.	Name of Scheme.	Land acquired up to 31st March, 1925.		Developed Land.										Undeveloped Land.		Roads handed over to Municipality in thousands of sq. yds.	Police accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	Explanation of difference between columns 3 and 21. (Area and values are shown in thousands.)
				Leased Plots.				Unleased Plots.												
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of rupees.				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
	Brought over ..	68,63.1	6,48,99	1253	11,89.8	3,93,14	17,12.3	588	980.7	2,35,49	13,08.2	3,13.4	6,51.4	31.0	28,69.3	2,16,96	4.55.7	32.4	5,48.0	71,80.6	
				C 17	1,08.9	17,68	87.7														
53	Foras Road	44.9	833	1	1.6	59	3.3	5	4.1	2,20	12.2	1.0	6.1	..	..	..	4.8	..	.8	44.9	
				C 1	26.5	5,44	30.2														
54	Kolbhatwadi	12.1	18,55	9	4.0	9,97	32.7	4	2.0	4,40	24.5	..	.7	..	3.4	5,21	1.0	..	1.0	12.1	
56	Dharavi	16,99.0	34,14	4	1,03.1	5,65	..	..	..	..	..	..	..	..	15,95.9	32,07	..	..	..	16,99.0	
57	Wadala-Sewri ..	16,97.2	1,09,24	..	..	..	..	..	..	..	..	..	6.2	..	16,14.1	1,03,89	..	..	76.9	16,97.2	
58	Worli Extension ..	3.94.5	26,92	..	..	..	..	..	..	..	..	..	25.1	..	3,69.4	25,21	..	..	..	3,94.5	
59	Sewri Koliwada ..	0.6	24	..	..	..	..	..	..	..	..	..	..	..	0.6	24	..	..	..	0.6	
60	Naigaum	5,16.9	51,92	10	111.9	20,35	19.8	76	92.2	24.11	134.0	..	42.6	..	1,35.2	13,58	..	57.8	77.2	5,16.9	No cash consideration has been paid for 9,989 sq. yds. in case 97, but 19,418 sq. yds. given free of cost to the Board.
61	Furgusson Road ..	1,67.7	409	..	..	..	..	..	..	..	..	..	10.5	..	6.1	15	..	..	1,76.0	1,92.6	24,858 sq. yds. from Schedule C.
62	Love Lane	20.5	3,80	2	7.3	2,81	1.4	..	..	..	..	..	..	..	..	..	..	..	..	20.5	
				C 1	13.2	2,64	14.7														
66	Mahalakshmi ..	..	..	..	..	..	..	..	..	..	..	..	15.5	..	..	..	..	..	..	15.5	
71	West Chowpati ..	..	..	..	..	..	..	..	..	..	..	..	2.5	..	..	..	..	..	..	2.5	
	Police Accommodation Schemes.																				
14	Nagpada	..	..	1	4.0	72	3.2	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 1.
16	Wodehouse Road ..	6.6	76	1	6.6	76	3.4	..	..	..	..	..	..	..	..	..	..	..	..	6.6	
17	Duncan Road ..	0.3	39	1	0.3	38	1.7	..	..	..	..	..	..	..	..	..	..	..	..	0.3	
18	Shepherd Road ..	1.3	16	1	1.2	15	0.7	..	..	..	..	..	..	..	..	..	..	..	..	1.2	
	Carried over ..	1,14,24.7	9,07,53	1283	14,29.8	4,34,52	17,78.5	673	10,79.0	2,66,20	14,78.9	3,14.4	7,60 .6	31.0	65,94.0	3,97,31	4,61.5	90.2	8,79.9	1,17,85.0	
				C 19	148.6	25,76	132.6														

C=Chawls.

Appendix D-3—*contd.*

Trust's Permanent Estates on their Own Lands as at close of 1924-25—*contd.*

Serial No. of Scheme.	Name of Scheme.	Land acquired upto 31st March, 1925.		DEVELOPED LAND.								UNDEVELOPED LAND.								Explanation of difference between columns 3 and 21 (Area and Values are shown in thousands.)
				LEASED PLOTS.				UNLEASED PLOTS.												
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital Value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital Value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of rupees.	Roads handed over to Municipality in thousands of sq. yds.	Police accommodation site transferred to Government in thousands of sq yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6, 10, 13, 14, 15, 16, 18, 19 & 20.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
	Brought over ..	1,14,24.7	9,07,53	1283 C 19	14,29.8 148.6	4,34,52 25,76	17,78.5 132.6	673	10,79.0	2,66,20	14,78.9	3,14.4	7,60.6	31.0	65,94.0	3,97,31	4,61.5	90.2	8,79.9	1,17,85.0	
19	Agripada	4.8	45	2	4.8	45	2.1	..	..	..	..	..	..	..	..	..	..	..	..	4.8	
23	Connaught Road ..	1.7	13	2	1.7	13	0.6	..	..	..	..	..	..	..	..	..	..	..	..	1.7	
24	Princess Street ..	..	..	2	1.5	1,51	6.8	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 2.
25	Gamdevi	..	..	2	1.8	45	2.0	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 4.
34	Lamington Road ..	6.2	..	1	6.1	..	..	..	..	..	..	..	..	..	..	..	..	..	..	6.1	Nominal.
35	Sandhurst Road West	..	..	1	0.9	39	1.6	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 3.
39	Sandhurst Road East	..	..	4	2.8	1;97	8.9	..	..	..	..	..	..	..	..	..	..	..	..	..	Do.
40	Byculla	..16.4	..	1	16.4	..	..	..	..	..	..	..	..	..	..	..	..	..	..	16.4	} Nominal.
44	Maharbavdi	.. 2.7	..	1	2.7	..	..	..	..	..	..	..	..	..	..	..	..	..	..	2.7	
45	Palton Road	.. 5.9	..	1	5.7	..	..	..	..	..	..	..	..	..	..	..	..	..	..	5.7	
46	Naigaum	..	..	1	11.3	2,19	12.2	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 60.
48	Mahim	..	..	1	6.3	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	Nominal.
55	Chinch Bunder Road.	..	..	1	3.0	1, 52	6.8	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 29.
55A	Mazagaon	..	..	1	5.4	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	Nominal.
63	Dadar-Matunga North.	..	..	3	8.4	80	3.6	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 5.
67	Naigaum	..	..	2	46.5	9,62	53.4	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 60.
68	Worli	..	..	1	10.0	1,62	9.0	..	..	..	..	..	..	..	..	..	..	..	..	..	Included in Scheme 52.
70	Between Trust Garage on Arthur Road and Lamington Road.	..	..	1	1.7	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	Nominal.
	Poorer Classes Accommodation Schemes.																				
42	Spring Mills	20.0	76	1	20.0	76	3.4	..	..	..	..	..	..	..	..	..	..	..	..	20.0	
51	Century Mills.. ..	50.4	1,15	1	50.4	1,21	7.2	..	..	..	..	..	..	..	..	..	..	..	..	50.4	
65	David Mills	20.7	2,40	1	18.5	2,95	19.6	..	..	..	..	..	..	..	..	..	..	..	2.2	20.7	
	Total ..	1,15,53.5	9,12,42	1314 C 19	16,55.7 1,48.6	4,60,09 25,76	19,15.7 132.6	673	10,79.0	2,66,20	14,78.9	3,14.4	7,60.6	31.0	65,94.0	3,97,31	4,61.5	90.2	8,82.1	1,19,13.5	

C = Chawls.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	LAND.		DEVELOPED LAND.												UNDEVELOPED LAND.		REMARKS.
			LEASED PLOTS.				UNLEASED PLOTS.										
	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed Land in thousands of sq. yds. (columns 5, 9, 12, 13, & 14.)	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1. Trust's Estates on Government land (Schedules C & E).	20,91	54,17	175	3,76	93,93	3,74	10	10	3,51	20	3,50	2	..	7,38	12,78	4,65	
2. Trust's Estates on Municipal land (Schedule D).	7,09	17,48	168 C 6	2,23 28	23,62 1,80	1,04 8	3	3	81	5	30	27	10	3,21	44	97	
3. Trust's Estates on their own land.	1,15,54	9,12,42	1314 C 19	16,56 1,49	4,60,09 25,76	19,16 1,33	673	10,79	2,66,20	14,79	3,14	7,61	31	39,90	65,94	3,97,31	
Total ..	1,43,54	9,84,07	1657 C 25	22,55 1,77	5,77,64 27,56	23,94 1,41	686	10,92	2,70,52	15,04	6,94	7,90	41	50,49	79,16	4,02,93	

C=Chawls.

R. H. A. DELVES,
Chairman,
City of Bombay Improvement Trust.

Appendix E-1.

Statement showing the Net Expenditure on Works and Acquisition minus Sale Proceeds Incurred to End of March 1925 and to be Incurred in Future.

	Scheme No. and Name.	Figures in thousands of Rupees.		Remarks.
		Spent to End of 1924-25.	Estimated Future Expenditure.	
1	First Nagpada	26,99	....	Completed in 1913-14.
2	Princess Street	78,25	1	
3	Sandhurst Road	99,17	1,47	
4	Gamdevi	19,29	.....	
5	Dadar-Matunga	67,70	10,75	
6	Sion-Matunga	82,89	67,43	
7	Colaba Reclamation	4,69	.....	Completed in 1910-11.
8	Mandvi Koliwada	23,54	82	
9	Sankli Street Central Agripada ..	Included in	Schedule D	Completed in 1905-06.
10	Plot South of Crawford Market ..	Do.	C	Do. do.
11	West Agripada	Do.	D	
12	Connaught Road	Do.	D	Do. 1906-07.
13	Souter Street Extension (Eastwards)	54	6	
14	Police Accommodation—Nagpada	1,56	....	Do. 1905-06.
16	Do. Wodehouse Rd..	3,23	....	Do. do.
17	Do. Duncan Road ..	57	....	Do. 1908-09.
18	Do. Shepherd Road .	36	....	Do. 1905-06.
19	Do. Agripada ..	1,79	....	Do. 1910-11.
20	Street Scheme—Wellington Lines.	Included in	Schedule C.	Do. 1902-03.
21	Do. Wodehouse Rd..			Do. 1905-06.
22	Do. Hornby Road ...			Do. 1911-12.
	Carried over ...	4,10,57	80,54	

Appendix E-1—*contd.*

Statement showing the Net Expenditure on Works and Acquisition minus Sale Proceeds Incurred to End of March 1925 and to be Incurred in Future—*contd.*

	Scheme No. and Name.	Figures in thousands of Rupees.		Remarks.
		Spent to End of 1924-25.	Estimated Future Expenditure.	
	Brought forward ..	4,10,57	80,54	
23	Police Accommodation—Connaught Road ..	79	....	Completed in 1908-09.
24	Do. Princess Street ..	2,66	....	Do. 1910-11.
25	Do. Gamdevi ..	1,29	....	Do. 1917-18.
27	Mathew Road	10,75	74	
29	Nowroji Hill	71,85	3,20	
30	Souter Street Extension (Westwards)	*Cr.* 28	....	
31	Parel Road	66,63	13,66	
32	East Agripada	40,06	6,89	
33	Bhatwadi	2,87	....	
34	Police Accommodation—Lamington Road ..	4,61	....	Do. 1920-21.
35	Do. Sandhurst Road West ..	1,46	....	Do. 1921-22.
36	Lamington Road	2,78	....	
37	Sydenham Road	1,20,46	7,57	
39	Police Accommodation—Sandhurst Road East ..	7,59	....	Do. 1921-22.
40	Do. Byculla ..	8,28	....	Do. do.
41	Undria Street	5,38	*Cr.* 145	Completed.
42	Poorer Classes Accommodation—Spring Mills	5,19	....	Do.
43	Parel (Central)	29,64	6,53	
44	Police Accommodation—Maharbavdi	2,71	....	Completed in 1921-22.
45	Do. Palton Road ..	5,71	....	Do. do.
46	Do. Naigaum ..	5,71	1,68	
47	Parel (Northern)	40,91	9,11	
48	Police Accommodation—Mahim ..	4,52	....	Completed in 1921-22.
49	Nepean Sea Road Reclamation ..	3	....	Do. 1916-17.
50	Mazagaon	31,24	....	
	Carried over ..	8,83,41	1,28,47	

Appendix E-1—*contd.*

Statement showing the Net Expenditure on Works and Acquisition minus Sale Proceeds Incurred to End of March 1925 and to be Incurred in Future—*contd.*

	Scheme No. and Name.	Figures in thousands of Rupees.		Remarks.
		Spent to End of 1924-25.	Estimated Future Expenditure.	
	Brought forward ..	8,83,41	1,28,47	
51	Poorer Classes Accommodation—Century Mills	1,21	....	
52	Worli	1,75,54	8,82	
53	Foras Road	31,84	3	
54	Kolbhatwadi	17,38	*Cr.* 2,04	
55	Police Accommodation—Chinch Bunder ..	4,33	....	Completed in 1921-22.
55-A	Do. Mazagaon ..	4,53	....	Do. do.
56	Dharavi	57,12	1,80,57	
57	Sewri-Wadala	1,42,68	84,39	
58	Worli Extension	32,26	11,83	
59	Sewri-Koliwada	27	74	
60	Naigaum	42,40	12,15	
61	Fergusson Road	*Cr.* 1,92	*Cr.* 2,63	
62	Love Lane	13,28	3,42	
63	Police Accommodation—Kingsway	4,82	....	Completed in 1922-23.
65	Poorer Classes Accommodation—David Mills	2,70	....	
66	Mahalaxmi	1,37	7,36	
67	Police Accommodation—Naigaum (for Armed Police) ..	9,52	17,86	Revised estimates under consideration.
68	Do. Worli	1,50	....	Scheme abandoned.
69	Byculla Bridge (widening of) ..	10	6,18	
70	Police Accommodation—Arthur Road	....	....	Not sanctioned in the year.
71	West Chowpati	....	55	
	Total ..	14,24,34	4,57,70	
	Grand Total ..	18,82,04		

R. H. A. DELVES,
Chairman,
City of Bombay Improvement Trust.

Appendix E-2.

Statement showing the Progress of Work in Trust Schemes.

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
1	First Nagpada	*Nil.* ..	*Nil.* ..	Completed in 1913-14.
2	Princess Street	Kitchen Garden Lane with the two footpaths handed over to the Municipality.	*Nil.*	
3	Sandhurst Road	Footpath between Beach Candy and Lamington Road, between Charni Road and Ardeshir Dady Street, between Parel Road and Nishanpada Road (wherever the buildings are erected) ; Eastern footpaths of 40′ Dharmashala Road and those of Parekh Street handed over to the Municipality.	The remaining footpaths to be repaired and handed over and some footpaths to be paved along which buildings are yet to be constructed.	
	Do. East (Charni Road Garden).	Tennis-court with arbour and seats was completed. The garden area was levelled and turfed and paths completed all round with shrubs on margins. The garden was handed over to the Secretary, Vanita Vishram Society, for maintenance as per agreement.	Mali's Quarters and one seat of W.C. to be constructed.	
	Chowpati, East	20 S.-P. sheds completed with drainage and water arrangements, as also the 9″ sewer under the B. B. & C. I. Railway.	*Nil.*	
4	Gamdevi Estate	Footpaths of Hughes Road and Harvey Road were mexphalted and handed over.	Footpaths of Babulnath Road to be repaired and mexphalted partly; Tejpal Road with footpaths between Gowalia Tank and the Gokuldas Tejpal property to be completed.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
5	Dadar-Matunga	*Levelling and filling-in low-lying lands* :— Storm-water drains .. 800 R. ft. Pipe sewers .. 1,000 R. ft. Roads (carriage ways only) .. .. .. 1,300 R. ft. *Surfacing of roads* :— Tar painting .. 18,000 sq. yards. 1″ Mexphalt .. 28,000 sq. yards. 2″ Mexphalt (1″ Binder and 1″ Surface) .. 7,000 sq. yards. 3″ Asphalt (1½″ Binder and 1½″ Surface) .. 400 sq. yards. *Footpath pavement round completed buildings* :— Shahabad pavement .. 2,000 sq. yards. Tar painting .. 450 sq. yards. Rubble packing and metalling only .. 3,800 sq. yards. 3 Additional septic tanks and 2 additional filter beds at Matunga. 3 big Engines and 3 pumps were installed at the Matunga Pumping Station and the extension of the Pumping House was completed. Garden area near Roads 6 and 13 Matunga and Play-ground near Roads 4 and 5 Dadar were fenced in with compound railings. Electric lights have been put up to light the Eastern and Western carriage ways of 150′ Avenue between King's Circle and the Southern boundary of the scheme.	Levelling of plots. Work of S. W. drains and pipe sewers, foot-path pavement and surface treatment of remaining roads. Compound railing round the remaining play-grounds. Completion of Sewage Disposal Works at Matunga.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
6	Sion-Matunga portion South of Mahim Loop Ry.	*Surfacing of roads* :— 1" Mexphalt .. 6,000 sq. yards. Footpath pavement in front of completed buildings. Shahabad pavement .. 90 sq. yards. Rubble packing and metalling, 400 sq. yards. Compound wall round 2-room tenements in Scheme 6 was completed.	Surface treatment of the remaining roads. Pavement of footpaths round remaining plots.	
	Sion-Matunga portion, North of Mahim Loop Ry.	The Rowli Salt Pan area was completely filled and portions of the approaches of the Dharavi and Kolwada Overbridges were begun. Roads Nos. 1 (to the East of 3-A), 2, 4, 3, 5 and portions of 29, 24 and 25 were completed with underground drainage and surfaced. A 24" diameter pipe sewer was laid under Road No. 6 and a portion of No. 8. A drainage connection was made from the Salvation Army Women's Home across Road 26-A and along Road 21 to join the Municipal sewer in the Labour Camp. The S. W. drain under Road 24 was partially made between Roads 18 and 13 and the R. I. F. concrete culvert under the G. I. P. Railway at the end of Road No. 13 was begun.	To complete the approaches to the Dharavi and Kolwada Overbridges ; to reduce the high land and fill in the low land in the portion of the scheme between the Harbour Branch Railway and the Municipal water-pipe lines. To remove high ground adjacent to Kolwada village. To construct the remaining roads in the scheme with their underground drainage.	
7	Colaba Reclamation ...	*Nil* ...	*Nil.* ...	Completed in 1910-11.

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
8	Mandvi-Koliwada	*Nil.* ..	Metalling of passage to North of Plot No.25 (Scheme 8).	
9	Sankli Street (Central Agripada).	*Nil.*	*Nil.* ..	Completed in 1905-06.
10	Street Scheme on Plot South of Crawford Market.	*Nil.*	*Nil.* ...	Do. do.
11	Street Scheme (West Agripada).	Service passage between Plots 84-85 and 110 and that between Plots Nos. 95-96 and 103-104 metalled and tarred. Service passage between Plots 93-94 and 101 and 102 and that between Plots Nos. 89-90 to 91-92 metalled and the surface finished with rabit. 2 carriage entrances for Plots Nos. 138 and 140 provided. About 1,250 sq. ft. of the old broken Shahabad stone pavement redone on Motlabai Street.	The footpaths already tarred or paved to be re-surfaced and handed over to the Municipality. The remaining footpaths to be paved if the buildings are completed.	
12	Connaught Road	*Nil.* ..	*Nil.* ..	Completed in 1906-07.
13	Souter Street Extension (Eastwards).	One carriage entrance provided for Plot No. 12.	The footpaths to be paved and handed over to the Municipality.	
14	Police Accommodation — Nagpada.	*Nil.* ..	*Nil.* ..	Completed in 1905-06.

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
16	Police Accommodation — Wodehouse Road.	*Nil.* ..	*Nil.* ..	Completed in 1905-06.
17	Police Accommodation — Duncan Road.	*Nil.* ..	*Nil.* ..	Do. 1908-09.
18	Police Accommodation — Shepherd Road.	*Nil.* ..	*Nil.* ..	Do. 1905-06.
19	Police Accommodation—Agripada.	Additional work sanctioned completed ..	*Nil.* ..	Do. 1909-10 & 1910-11.
20	Street Scheme—Wellington Lines.	*Nil.* ..	*Nil.* ..	Do. 1902-03.
21	Street Scheme — Wodehouse Road.	*Nil.* ..	*Nil.* ..	Do. 1905-06.
22	Street Scheme—Hornby Road	*Nil.* ..	*Nil.* ..	Do. 1911-12.
23	Police Accommodation—Connaught Road.	*Nil.* ..	*Nil.* ..	Do. 1908-09.
24	Police Accommodation—Princess Street.	*Nil.* ..	*Nil.* ..	Do. 1910-11.
25	Police Accommodation—Gamdevi.	*Nil.* ..	*Nil.* ..	Do. 1917-18.
27	Mathew Road ..	All the footpaths abutting on completed buildings repaired and handed over to the Municipality.	Footpath of the plot at the North-west corner of the junction of the old and new Queen's Road to be paved.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
29	Nowroji Hill ..	Approximately 41,239 tons (or 920,974 c. ft. of loose rock) of quarried materials were quarried and removed from Nowroji Hill Quarry and a sum of Rs. 15,631 saved during the year.	The remaining portions of the Hill to be quarried.	
		Roads:—Flank Roads Nos. 1 and 2 South of Sandhurst Road tar-maccadamised and handed over to the Municipality.	Asphalting and lighting on Roads Nos. 1 and 2, 16 and 19 on the North of Sandhurst Road to be done and the roads handed over to the Municipality.	
		The 20 feet-set paved passage behind Plots Nos. 1 to 10 handed over to the Municipality.	Road No. 11 to be completed.	
		The paved footpaths on Flank Road No. 2 (324 sq. yds.), Chinch Bunder Road (1,327 sq. yds.) and on 1st Chinch Bunder Road (68 sq. yds.) handed over to the Municipality.	The remaining underground work in Roads Nos. 5 and 21 to be done.	
		The set-back on Dongri Street completed; carriage way 279.71 sq. yds. and Shahabad slab pavement on the footpaths in front of Plots Nos. 21, 25 and 26 (207′ × 8′) finished.		
		The Recreation ground between Plots 13 to 29 South of Sandhurst Road cleared of the S.-P. sheds and properly levelled and rolled. A length of 175 feet of 6″ sewer laid in passage No. 20 North of Sandhurst Road.		
		The remaining length of about 136 feet of Road No. 2 completed except for asphalting and lighting.		
		Road No. 4:—The underground work finished except for a small length of the sewer and the S. W. drain near the "Durgah" at the Western end of the road.		
		The set stone margins along with kerbing completed for a length of about 350 feet.		

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
30	Souter Street Extension (Westwards).	*Nil.* ..	*Nil.* ..	
31	Parel Street ..	*Filling-in low-lying lands*:—Filling-in in cases Nos. 62 and 64 and Government Gate compound nearly completed. 150′ *Eastern Avenue Road*:—Asphalting of about 335 sq. yds. has been done. Road has been lighted with electricity. Available pavement has been completed. *Widening of Suparibaug Road*:—Eastern and Western footpaths available have been completed. Road lighted with electricity. 40′ Road to the West of Suparibag Road leading to R.I. F. chawls has been constructed. 40′ Road, half width of 80′ Road, diversion of Government Gate Road, has been constructed. 24″ water main formerly running through the King Edward Memorial Hospital Plot removed and a new one laid on the new Government Gate Road by the Municipality. *Suparibag Estate*:—Road No. 13 (880′ × 20′) South of Road No. 14 has been constructed. Road No. 9-A between Roads Nos. 7 and 12 (199′ × 12′) has been constructed. Road No. 9-A between Roads Nos. 6 and 14 (372′ × 12′) constructed. Road No. 9-B East of Road No. 9 (98′ × 20′) constructed. *Lalbag Estate*:—Roads Nos. 7 and 8 (121′ × 20′) constructed. Roads Nos. 9 to 11 (547″ × 15′) constructed.	*Surface treatment of* 80′ *King Edward Road*:— Roads and service passages at North and South ends. Asphalting Poibavdi junction and footpath, paving of Hospital Avenue in front of King Edward Memorial Hospital and other available plots.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
32	East Agripada, South ..	The Northern footpath (323′) of Souter Street and the Eastern footpath (296′) of Water Street tarred and a carriage entrance on Souter Street provided. 70 R. feet of 6″ pipe sewer drain diverted in Plot No. 69.	The footpaths to be surfaced finally and handed over to the Municipality. The remaining footpaths to be tarred if the buildings are completed. The remaining work of treating margins round Mahar Chawls to be completed.	
	East Agripada, North ..	Byculla Station Road between DeLisle Road and Haines Road and the 40′ Cross Road to this portion of Byculla Station Road handed over to the Municipality. The surface drainage of the S.-P. sheds on Haines Road re-arranged and improved. 138 R. feet of the Western footpath on Killedar Street tarred and 80 R feet of 8″ S. W. pipes laid in this road for connecting a head manhole to an existing vent shaft. The pavement of margins in front of Mahar Chawls nearly finished.	The margins round Kalapani Chawls to be paved. R. I. F. concrete chawls and loom sheds to be built on Plot 74.	
33	Bhatwadi ..	*Nil.* ..	*Nil.*	
34	Police Accommodation — Lamington Road.	*Nil.* ..	*Nil.* ..	Completed in 1920-21.
35	Police Accommodation — Sandhurst Road West.	*Nil.* ..	*Nil.* ..	Do. 1921-22.

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
36	Lamington Road Street ..	The Eastern footpath between Grant Road and Girgaon Back Road mexphalted and handed over.	*Nil.*	
37	Sydenham Road (Bhendy Bazar).	The Eastern carriage way of the further length of about 650 feet from the junction of the Sydenham and Parel Roads with both tram tracks up to Chunam Kiln Street including the drainage arrangements was completed.	Further road construction work South of Chunam Kiln Street with drainage and asphalting. Portion North of Chunam Kiln Street to be completed in all respects.	
		The Western carriage way was trimmed. Levelling of plots between Parel Road and Sydenham Road. Large-size S. W. drain on Chunam Kiln Street was completed for a length of about 300 ft.	Further levelling of plots to be done. Further length of about 140 feet of this S.W. drain to be completed.	
	Palton Road Widening ...	The whole length of the Eastern half of the widened road with the Eastern footpath South of Carnac Road to the Southern end of the scheme completed.	Handing over of this set-back portion to the Municipality.	
	1-room and 2-room Tenements on Cases Nos. 1 and 2 in Scheme 43.	Work of 1-room tenements started on 17th February 1925. Block B (Western) completed up to plinth level and the work of the 1st floor taken in hand.	Remaining work on Blocks A and B having 248 one-room tenements and the entire work on 136 two-room tenements.	
		Block A (Eastern).—The foundation work completed and the plinth work just taken in hand. Case No. 2 not yet taken possession of.		

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
39	Police Accommodation—Sandhurst Road, East.	*Nil.* ..	*Nil.* ..	Completed in 1921-22.
40	Police Accommodation—Byculla.	Additional works sanctioned completed ..	*Nil.* ..	Do. 1921 22.
41	Undria Street	*Nil.* ..	*Nil.* ..	Completed.
42	Poorer Classes Accommodation for Spring Mills (first).	*Nil.* ..	*Nil.* ..	Do.
43	Parel Road (Central) ..	The whole length of the road between Byculla Bridge and Grant Road completed and handed over to the Municipality. The footpaths on both sides have been paved except for a length of about 700 ft. yet to be done.	The remaining portion of the footpaths to be paved and the whole length of the footpaths to be handed over to the Municipality. Further road construction work between Grant Road and Sandhurst Road to be completed in all respects.	
44	Police Accommodation—Maharbavdi.	*Nil.* ..	*Nil.* ..	Completed in 1921-22.
45	Police Accommodation—Palton Road.	*Nil.* ..	*Nil.* ..	Do. do.
46	Police Accommodation—Naigaum (first).	Completed and occupied	Drainage work and compound wall, &c.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
47	Parel Road, Northern ..	Sections between Government Gate Road Junction and Arthur Road on the Eastern side completed in all respects. Section between Arthur Road and Kala Chowky Road on the West completed with drainage arrangements. Sections between Kala Chowky Road and Chinchpokli Road Eastern carriage way plus both tram tracks completed. Full width of roadway between Chinchpokli and Connaught Roads completed in all respects.	Further work on the sections already in hand and the remaining sections up to Byculla Bridge to be completed with drainage arrangements and handing over of the sections already completed to the Municipality. Remodelling of the Chemical Laboratory in the Technical Institute as well as the dismantling and re-building of the Clock Tower which stands in the way of the widening of Parel Road and shifting the Fountain in the Victoria Gardens.	
48	Police Accommodation—Mahim.	*Nil.* ..	*Nil.* ..	Completed in 1921-22.
49	Napean Sea Road Reclamation.	*Nil.* ..	*Nil.* ..	Do. 1916-17.
50	Mazgaon Road Street Scheme.	The work of treating 10′ margins round the chawls and the re-arranging of the slopes of the compound finished. The tar-grouting of the new 50′ Road completed and the carriage way of the road handed over to the Municipality. The set-back portion on Mazgaon Road at its junction with 50′ Road handed over to the Municipality. The Southern footpath of the 50′ Road paved in front of the completed buildings at the Eastern end of the road. 4 vent shafts provided.	Footpaths to be paved in front of new buildings as the latter get completed.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
51	Poorer Classes Accommodation for Century Mills.	*Nil.*	The remaining blocks to be completed.	
52	Worli Street Scheme.	*Excavation and filling-in earth and hard moorum :—* (1) By head loading .. 698 Brass. (2) By train loading .. 45,405 ,, (3) By stacking .. 5,353 ,, *Filling-in pits :—* Filling-in pits near roads. 10,000 ,, *Dressing plots :*—About 453,000 sq. ft. of plots were dressed and rubble lying about properly stacked. *Rock cutting and removal :—* (1) By head loading .. 7,604 Brass. (2) By train loading— (*a*) Rock quarried and broken into rubble.. 42,413 ,, (*b*) Rubble crushed into metal .. 5,258 ,, (*c*) Metal screened into dust .. 7,556 ,, (3) By stack measurements .. .. 3,100 ,, Total quantity of earth and rock removed during the year was 114,573 brass.	The remaining work of earth removal and rock cutting from the Hill area.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Worli Street Scheme—*contd.*	*Permanent way:*—More than 5 miles of railway sidings were dismantled, shifted and re-laid where required as the work progressed. Also maintenance and general repairs for the Trust Railway was done. *Rolling stock:*—About 200 trucks were running out of 300 at disposal. The remaining 100 trucks were exchanged for repairs, etc. There are 10 locos and about 4 were used daily on the average. The remaining were always ready to take the place of those needing repairs. *Retaining Wall:*—R. I. F. concrete retaining wall complete with excavation. Ordinary rubble masonry retaining wall complete .. .. .. 354 R. ft. *Level Crossings:*—The following level crossings were maintained:— (1) At Love Grove Road. (2) At Old Bridge. (3) At Haines Road. *Housing Coolies* (About 3,000):—Majority of the coolies are provided with accommodation in corrugated iron sheds built for the purpose and the remaining built their own huts on open ground allotted for the purpose. *Medical and Sanitation:*—106 indoor and 3,844 outdoor patients were treated in the hospital. Number of coolies vaccinated was about 1,250.		

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes- *contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Worli Street Scheme—*contd.*	*Roads* (including large size Pipe Sewers and S. W. Drains) :—	The remaining portion of the road work to be carried on.	
		120-*ft. Road No.* 1 :—		
		Kerb stones, water tables and set stones complete 667 R. ft.		
		Surfacing of asphalt 3″ thick. 2,498 ,,		
		S. W. Drain :—		
		Excavation, masonry work, dhapas and refilling complete .. .. 355 ,,		
		Manholes complete .. 3 Nos.		
		Water gullies complete with connections .. 9 ,,		
		Pipe Sewer :—		
		Excavation, laying and trimming, refilling complete .. .. .. 181 R. ft.		
		Manholes .. .. 2 Nos.		
		Tree Plantation :—		
		Trees planted .. .. 119 ,,		
		Promenade 40′ *wide* :—	Remaining work of the Promenade to be done.	
		Filling in, trimming and rolling (36 ft. wide) .. 80 R. ft.		
		Shahabad pavement over 4″ lime concrete complete with pointing (24″ wide) .. .. 80 ,,		

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Worli Street Scheme—*contd.*	***Roads*** (including large size Pipe Sewers and S. W. Drains)—*contd.*		
		100-ft. Road No. 5 :—		
		Excavation or filling, trimming, rolling and consolidating .. .. .. 2,543 R. ft.		
		6″ concrete foundation (reinforced where necessary). 2,543 ,,		
		Kerb stones, water-tables and set stones complete on 6″ concrete foundations .. .. .. 7,375 ,,		
		Surfacing (asphalt) 3″ thick .. .. .. 2,943 ,,		
		Storm-water Drain :—		
		Excavation, concreting, masonry work, dhapas and refilling complete 2,660 ,,		
		Manholes complete .. 22 Nos.		
		Water Gullies with connections .. .. 39 ,,		
		Pipe Sewer :—		
		Excavation, pipe laying, jointing and filling complete .. .. 1,304 R. ft.		
		Street connections .. 30 Nos.		
		Vent shafts connections 5 ,,		
		Tree Plantation :—		
		Trees planted .. .. 166 ,,		

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Worli Street Scheme *contd.*—	*Roads* (including large size Pipe Sewers and S. W. Drains)—*Contd.*		

60-*feet. Road* :—	Road No. 5. R. ft.	Road No. 13. R. ft.
Excavation or filling, trimming and rolling	1,150	1,056
Rubble soling	1,150	1,056
Metalling and rolling ..	1,450	1,941
Temporary surfacing and rolling	1,200	1,410
Kerb stones, water-tables and set stones complete.	1,292	1,640
Storm-water Drain :—		
Excavation, concreting masonry work, dhapas and filling complete	16	*Nil.*
Water gullies with connections	Nos. 7	Nos. 17
Tree Plantation :—		
Trees planted ..	45	71
Shahabad pavement complete including dressing of ground rolling, laying 4" lime concrete and pointing	*Nil.*	R. ft. 755
50-*feet Road* :—		
Excavation or filling, trimmng, rolling and consolidating	100	R. ft.
Rubble soling	100	,,

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Worli Street Scheme—*contd.*	*Roads* (including large size Pipe Sewers and S. W. Drains)—*contd.*		
		50-*feet Road*—contd.—		
		Metalling and rolling .. 100 R. ft.		
		Temporary surfacing and rolling .. .. .. 100 ,,		
		Final surfacing 3" thick *Nil.*		
		Kerb stones, water-tables and set stones complete 150 ,,		
		40-*ft. Roads Nos.* 3, 4, 5*C*, 11, 12, 13*A and* 13*B* :—		
		Excavation or filling, trimming and rolling 3,541 R. ft.		
		Rubble soling .. 3,541 ,,		
		Metalling and rolling.. 7,361 ,,		
		Temporary surfacing and rolling .. .. 4,520 ,,		
		Kerb stones, water-tables and set stones complete .. .. 6,855 ,,		
		Storm-water Drain :—		
		Excavation, concreting masonry work, dhapas and filling complete .. .. 2,295 ,,		
		Manholes complete .. 25 Nos.		
		Water Gullies with connections.. .. 59 ,,		
		Pipe Sewer :—		
		Excavation, pipe laying, jointing and filling complete .. 667 R. ft.		
		Manholes complete .. 4 Nos.		

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Worli Street Scheme—*contd.*	*Roads* (including large size Pipe Sewers and S.W. Drains)—*contd.* 40-*ft. Roads Nos.* 3, 4, 5 *C*, 11, 12, 13*A and* 13*B*—contd. *Tree Plantation* :— Trees planted.. .. 259 Nos. *Tunnel* :— Excavation in hard rock 45 R. ft. Lining done (where necessary) .. .. .. 45 ,, Excavation in soft rock.. 45 ,, 9" pipe laying including concrete encasing .. 1,380 ,, Grading of Tunnel .. 1,305 ,, Manholes.. .. .. 11 Nos. *Reinforced Concrete Cantilever type Bridge over Municipal S. W. Channel on Road No.* 5 :— The whole bridge completed except top parapet wall. *Laying out Parks and Open Spaces.*— Garden wall on either side of Tunnel line between Road No. 1 and retaining wall .. 380 R. ft. Number of trees planted 730 Nos. *Filling in at Mahalaxmi, Plots A and K.*— This was continued to completion, the total filling done amounting to 43,210 brass.	Remaining work of shafts over the Tunnel and of the portion of the sea wall at the Northern end of the scheme (Point area) to be done.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
53	Foras Road Street ..	The 20′ carriage way of the newly constructed road handed over to the Municipality. The roadside trees round the Recreation Ground planted.	Lay-out of the Recreation Ground and treating margins on the rear side of the chawls to be done. Additional shops to be built in front of Chawl No. 14.	
54	Kolbhatwadi ..	The entire length of the 40′ road was completed and handed over to the Municipality and footpaths as also the plots on both sides of the road levelled. 6″ pipe line in the service passage between Princess Street and Kolbhatwadi Road completed.	Paving of the footpaths on both sides including tarring of the service passages.	
55	Police Accommodation — Chinch Bunder.	*Nil.* ..	*Nil.* ..	Completed in 1921-22.
55A.	Police Accommodation — Mazgaon.	*Nil.* ..	*Nil.* ..	Do. do.
56	Dharavi ..	20,000 brass of earth from Ghatkopar Hill were unloaded on to the area that had been previously intended for the Development Directorate ; 15,000 brass from the same source were brought for filling in the land under the Transmission Towers of the Andhra Valley Power Company and 8,000 brass were brought for the latter area by contract from high grounds in Scheme 6.	Filling in the remaining low-lying portions of the scheme, constructing a sea-wall and developing the whole area of the scheme with roads and underground drainage.	

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Dharavi—*contd.*	In the construction of the double-barrelled R. I. F. concrete S.W. drain, foundations and columns for a length of 900 feet were completed and of this length 642 feet were covered in by a reinforced concrete slab. 50 semi-permanent sheds at Ghatkopar Hill for housing the labour were erected.		
57	Sewri-Wadala ..	70,000 brass have been filled into the scheme during the year. Road No. 39 practically finished and Road No. 41 from its junction with Road No. 39 eastwards has been very nearly completed with regard to the underground drainage. Approximately 82,000 tons of quarry material were quarried and removed from Sewri Quarry.	Excavating the remaining portion of Bhoiwada Ridge and the area to the west of the same and taking the spoil to the Wadala Swamp. Completion of filling of these swamps partly from Bhoiwada and partly from Rowli Hills. All remaining roads, storm-water drains, sewers and lighting arrangements.	
58	Worli Extension ...	100-*feet Road* :—	Cutting down and levelling the hill and construction of roads with drains and lighting arrangements and the sea-wall in the remaining portion of the scheme.	

	Road No. 10. R. ft.	Love Grove Road. R. ft.
Excavation or filling, trimming, rolling and consolidating	936	1,325
6" concrete foundation (reinforced where required).	936	1,325
Kerb stones, water-tables, and set stones complete on 6" concrete foundation.	1,872	1,910
Surfacing (Asphalt) 3" thick ..	936	1,325

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
	Worli Extension *contd.*—	100-*feet Road*—contd.		
		Storm-water Drain :— Road No. 10. Love Grove Road.		
		Excavation, concreting masonry work, dhapas and refilling complete .. R. ft. 919 R. ft. 1,873		
		Manholes complete .. Nos. 8 Nos. 16		
		Water gullies with connections .. Nos. 11 Nos. 14		
		80-*feet Road No.* 10 :—		
		Asphalt surfacing 3" thick 1,444 R. ft.		
		Sea Wall :—		
		Rubble hearting .. 330 ,,		
		Rubble masonry .. 575 ,,		
		Parapet wall complete with coping .. 615 ,,		
		Heavy boulders pitching 330 ,,		
59	Sewri-Koliwada ..	*Nil.* ..	The whole.	
60	Naigaum ..	*Filling in low-lying lands* :—	The remaining work.	
		Roadway (carriage way only) .. 570 R. ft.	Remaining work of S.W. drains and pipe sewers and roads.	
		S. W. Drain .. 300 ,,		
		Pipe Sewers .. 1,000 ,,		
		Footpath pavement :—		
		Shahabad pavement .. 3,600 sq. yds.	Surfacing of roads and footpath pavement.	
		Tar surfacing of footpath including rubble packing and metalling 3,300 ,,		

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
61	Fergusson Road Scheme ..	60 *feet-Road* :— Excavation or filling, trimming and rolling .. 1,055 R. ft. Rubble soling .. 1,055 ,, Metalling and rolling .. 1,940 ,, Temporary surfacing and rolling .. .. 1,410 ,, Kerb stones, water-tables and setstones complete 1,640 ,, *Storm-water Drains* :— Water gullies with connections .. 17 Nos. *Tree Plantation* :— Trees planted .. 70 ,, Shahabad pavement complete, including dressing of ground, rolling, laying 4" lime concrete and pointing .. .. .. 755 R. ft.		
62	Love Lane ..	The three blocks of chawls with the Caretaker's and the Sweepers' Quarters were completed except for part roofing in one of the blocks ; general finishing work. The work of paving open spaces round the chawls taken in hand since.	The roof and other finishing work to be completed before occupation of the buildings. The work of paving the open spaces round the chawls to be finished.	
63	Police Accommodation—Kingsway.	*Nil.* ..	*Nil.* ..	Completed in 1922-23.

Appendix E-2—*contd.*

Statement showing the Progress of Work in Trust Schemes—*contd.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
65	Poorer Classes Accommodation for David Mills.	9 Blocks nearly completed (Blocks 1, 3, 7 and 9 with ground and two floors and the remaining with ground floor only).	The work of Sweepers' Quarters and upper floors of incomplete blocks.	
66	Mahalaxmi Street Scheme ..	*Filling in :*—The low-lying area on the Eastern side of the 100-feet Road up to the ground leased for Golf Club filled up to the required level. 1,200 brass of spoil earth necessary for the filling in of the low-lying land to the west of the 100-feet Road brought on site and dumped on the footpath to be spread out when necessary. The drainage on the 40' Road *via* Hay Stack Road (both S. W. D. and Pipe Sewer) was completed up to the Municipal Open Channel and Municipal Ovoid Sewer on the east. The pipe sewer on the 100-feet Road completed in all respects.	Remaining work of filling in and the western half of 100-feet Road to be completed. 3 service passages are to be constructed with the necessary drainage arrangements.	
	Schedule C Lands—Flats ..	All the filling in of this land to the south of 40-feet Road as also all the S.-P. sheds that were to be brought from Chowpati have been completed with drainage arrangements.	*Nil.*	
67	Police Accommodation — Naigaum (Second).	4 Chawls completed up to the roof level with partitions ; 2 chawls completed up to the 1st floor level with pillars and beams ; 2 chawls completed up to 1st floor level with pillars ; 1 chawl completed up to the plinth level.	The remaining work. ..	Revised estimates under consideration.

Appendix E-2—*concld.*

Statement showing the Progress of Work in Trust Schemes—*concld.*

Scheme.		Work done in 1924-25.	Work to be done after 1924-25.	Remarks.
No.	Name.			
1	2	3	4	5
68	Police Accommodation — Worli.	*Nil.*	The whole. ..	Scheme abandoned.
69	Widening of Byculla Bridge..	The work of setting out and the preliminaries regarding trial trenches, etc., completed. Foundations for the retaining wall were started.	The whole of the work to be completed.	
70	Police Accommodation on the West side of Lamington Road at Agripada.	*Nil.* ...	The whole.	
71	West Chowpati Estate ..	30′ temporary road and 30′ and 40′ permanent roads were completed without tar-surfacing; the lighting of the 30′ roads as also their drainage arrangements were completed. The service passage on the west was levelled and the levelling of the plots was done.	Further work of the 30′ roads on the south when the site is available on the termination of the lease to Bar Gymkhana as also the service passage on the west to be completed. Handing over of the roads that are already completed.	

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Statement showing the progress of

Note :—The Schemes not included in Column 1 *either*

Scheme No.	Name.	Land acquired upto beginning of 1924-25.			Land acquired in 1924-25.		
		Number of cases.	Total area acquired.	Award.	Number of cases.	Total area acquired.	Award.
1	2	3	4	5	6	7	8
			Sq. yds.	Rs.		Sq. yds.	Rs.
1	First Nagpada	108	72,802	15,36,830	..	..	..
2	Princess Street	392	1,20,147	67,47,234	..	..	..
3	Sandhurst Road	545	2,48,526	82,45,146	..	..	..
4	Gamdevi	68	1,81,658	12,15,960	..	..	..
5	Dadar-Matunga	615	14,41,268	23,68,128	..	..	..
6	Sion-Matunga	1,223	17,66,842	20,42,597	..	..	..
7	Colaba Reclamation	1	9,152	13,000	..	..	..
8	Mandvi Koliwada..	208	29,376	19,80,091	..	..	..
9	Sankli Street	1	340	17,000	..	..	..
10	Plot south of Crawford Market ..	..	89	2,871	..	..	..
13	Souter Street Extension Eastward	2	7,484	20,786	..	..	..
17	Duncan Road (Police)	3	329	38,967	..	..	..
18	Shepherd Road (Police)	1	1,313	15,915	..	..	..
27	Mathew Road	44	50,787	11,29,849	..	..	..
29	Nowroji Hill	399	1,71,702	63,70,141	..	..	..
30	Souter Street Extension Westward	6	16,909	69,542	..	..	..
31	Parel	97	5,47,716	41,53,768	..	..	..
32	East Agripada	206	2,04,613	22,53,874	2	278	577
33	Bhatwadi	36	8,456	2,78,855	..	..	..
34	Lamington Road (Police) ..	1	6,194	1	..	..	..
36	Lamington Road	10	7,493	2,22,138	..	..	..
37	Sydenham Road	311	71,638	1,07,28,122	1	827	4,03,000
40	Byculla (Police)	1	16,369	1	..	..	..
41	Undria Street	46	6,408	4,61,735	..	..	..
42	Spring Mills	1	20,030	76,076	..	..	..
43	Parel Road (Central)	49	40,892	20,62,798	3	13,104	3,11,410
44	Maharbavdi (Police)	1	2,724	1	..	..	..
45	Palton Road (Police)	1	5,924	1	..	..	..
47	Parel Road (Northern)	100	77,946	27,64,510	11	17,559	2,48,406
48	Mahim (Police)	..	..	..	..	..	..
50	Mazagaon Road	13	62,606	7,95,199	..	5	193
51	Century Mills	89	50,396	1,15,077	..	..	..
52	Worli	828	16,71,101	83,25,772	18	5,169	44,393
53	Foras Road	2	44,882	8,33,318	..	..	..
54	Kolbhatwadi	58	12,109	18,25,722	..	..	29,039
55A	Police Accommodation Scheme, Mazagaon	..	..	..	..	..	..
56	Dharavi	591	15,77,190	33,02,780	26	1,21,851	1,11,570
57	Sewri Wadalla	972	16,23,656	1,02,14,977	47	73,531	7,08,760
58	Worli Extension	69	3,94,508	26,92,456	..	..	..
59	Sewri Koliwada	3	615	24,223	..	..	..
60	Naigaum	135	5,10,303	50,30,616	1	6,639	1,61,500
61	Fergusson Road	96	1,67,749	4,08,959	..	..	..
62	Love Lane	1	20,519	3,80,119	..	..	..
65	David Mills	4	20,732	2,40,368	..	..	..
66	Mahalaxmi Street Scheme ..	..	..	..	..	..	..
69	Widening of Byculla Bridge ..	..	..	..	..	..	..
		7,337	1,12,91,493 =2,333 acres.	8,90,05,523 =£5,933,701	109	238,963 =49 acres.	20,18,848 =£134,590

Note.—4,840 sq. yds. = 1 acre. £1 is assumed to be equivalent to Rs. 15.

F.

Acquisition in sanctioned schemes.

involve no acquisition or have not been sanctioned.

Scheme No.	Total area acquired up to end of 1924-25.			Land yet to be acquired.				
	Number of cases.	Total area acquired.	Award.	Number of cases.	Area.	Estimated Cost.		
						Awards.	Contingencies.	Total.
	9	10	11	12	13	14	15	16
		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.
1	108	72,802	15,36,830	..	..	..	..	..
2	392	1,20,147	67,47,234	..	..	..	..	..
3	545	2,48,526	82,45,146	..	..	..	..	..
4	68	1,81,658	12,15,960	..	..	..	..	..
5	615	14,41,268	23,68,128	9	16,205	78,000	7,800	85,800
6	1,223	17,66,842	20,42,597	28	99,876	2,17,600	21,760	2,39,360
7	1	9,152	13,000	..	..	..	..	..
8	208	29,376	19,80,091	..	..	..	..	..
9	1	340	17,000	..	..	..	..	..
10	..	89	2,871	..	..	..	..	..
13	2	7,484	20,786	..	..	..	..	..
17	3	329	38,967	..	..	..	..	..
18	1	1,313	15,915	..	..	..	..	..
27	44	50,787	11,29,849	..	..	..	..	..
29	399	1,71,702	63,70,141	1	97	7,000	700	7,700
30	6	16,909	69,542	..	..	..	..	..
31	97	5,47,716	41,53,768	8	4,894	31,000	3,100	34,100
32	208	2,04,891	22,54,451	5	1,239	15,100	1,510	16,610
33	36	8,456	2,78,855	..	..	..	..	..
34	1	6,194	1	..	..	..	..	..
36	10	7,493	2,22,138	..	..	..	..	..
37	312	72,465	1,11,31,122	19	6,284	1,93,000	19,300	2,12,300
40	1	16,369	1	..	..	..	..	..
41	46	6,408	4,61,735	1	87	..	..	..
42	1	20,030	76,076	..	..	..	..	..
43	52	53,996	23,74,208	8	42,060	1,24,600	12,460	1,37,060
44	1	2,724	1	..	..	..	..	..
45	1	5,924	1	..	..	..	..	..
47	111	95,505	30,12,916	17	71,444	3,97,600	39,760	4,37,360
48	..	..	..	1	6,337	1	..	1
50	13	62,611	7,95,392	..	..	..	..	..
51	89	50,396	1,15,077	..	..	..	..	..
52	846	16,76,270	83,70,165	540	1,69,901	10,55,600	79,170	11,34,770
53	2	44,882	8,33,318	..	..	..	..	..
54	58	12,109	18,54,761	2	871	1,80,000	18,000	1,98,000
55A	..	..	..	1	5,351	1	..	1
56	617	16,99,041	34,14,350	255	7,92,708	52,79,414	3,95,960	56,75,374
57	1,019	16,97,187	1,09,23,737	261	2,48,372	18,99,240	1,42,440	20,41,680
58	69	3,94,508	26,92,456	3	5,969	67,000	5,025	72,025
59	3	615	24,223	130	30,342	3,76,000	37,600	4,13,600
60	136	5,16,942	51,92,116	6	1,373	14,500	1,090	15,590
61	96	1,67,749	4,08,959	..	..	..	..	..
62	1	20,519	3,80,119	..	..	..	..	..
65	4	20,732	2,40,368	..	..	..	..	..
66	..	..	..	5	6,833	2,15,000	16,125	2,31,125
69	..	..	..	4	3,435	1,18,000	11,800	1,29,800
	7,446	1,15,30,456 =2,382 acres.	9,10,24,371 =£6,068,291	1,304	15,13,678 =313 acres	1,02,68,656 =£684,577	8,13,600 =£54,240	1,10,82,256 =£738,817

Note.—The excess that may be awarded by the Tribunal in pending cases and by the High Court in the case now before that Court is not included in the figures given in column 14.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix G.

Area, Capital Value and Rental are shown in thousands.

(*Vide* Report, para. 12.)

Estate.	Disposed of to end of 1923-24.				Disposed of in 1924-25.				Disposed of to end of 1924-25.				Balance available for leasing.				Remarks.
	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	
Schedule C.		Sq. Yds.	Rs.	Rs.		Sq. Yds.	Rs.	Rs.		Sq. Yds.	Rs.	Rs.		Sq. Yds.	Rs.	Rs.	
Flats	5	52.1	10,19	5.4	..	..	..	..	5	52.1	10,19 (a)	5.4	..	..	..	..	(a) Includes Rs. 4,50,000 for premia.
Kennedy Sea Face	1	4.0	0.2	0.01	..	..	..	..	1	4.0	0.2	0.01	..	..	..	..	
Hornby Road	39	59.6	21,20	91.2	..	..	..	..	39	59.6	21,20 (b)	91.2	..	..	..	..	(b) Includes Rs. 40,383 for premia.
Marine Lines (including Admiral's Bungalow)	21	40.9	7,93	35.5	..	..	..	..	21	40.9	7,93 (c)	35.5	..	..	..	..	(c) Includes Rs. 3,341 for premia.
Wellington Lines	16	32.0	7,67	30.7	..	..	..	..	16	32.0	7,69 (d)	30.7	..	..	..	..	(d) Includes Rs. 1,500 for premia.
Wodehouse Road	20	40.5	8,00	34.6	..	..	..	..	20	40.5	8,00 (e)	34.6	..	..	..	..	(e) Includes Rs. 5,500 for premia.
Chawpati East	4	2.2	78	3.5	..	..	..	..	4	2.2	78	3.5	1	2.5	34.0	1.9	
Chawpati West (including Old Distillery Plot)	31	88.1	13,81.7	63.8	1	.9	35	2.0	32	89.0	14,17.7 (f)	65.8	9	7.8	3,17.0	17.6	(f) Includes Rs. 11,793 for premia and Rs. 5,000 for fine.
Total ..	137	3,19.4	69,58.9	2,64.7	1	.9	35	2.0	1 38	3,20.3	69,96.9	2,66.7	10	10.3	3.51.0	19.5	
Schedule D.																	(g) Two plots (Schedule plots Nos. 4 and 5) acquired by Government.
Agripada (including Scheme 9) ..	156	2,37.0	24,45	1,08.2	..	..	..	..	156 (g)	237.0	24,47 (h)	1 08.2	3	3.2	81	4.5	(h) Includes Rs. 21,897 for premia and Rs. 10,834 for fine.
Connaught Road	17	12.2	95	4.2	..	..	..	..	17	12.2	95 (i)	4.2	..	..	..	..	(i) Includes Rs. 2,094 for premia.
Lands at Matunga	1	1.6	..	..	..	..	..	..	1	1.6	..	..	..	..	..	..	
Total ..	174	2,50.8	25,40	1,12.4	..	..	..	..	174	2,50.8	25,42	1,12.4	3	3.2	81	4.5	
Schedule E.																	
Colaba Reclamation	36	53.8	23,80	1,06.7	..	..	..	..	36	53.8	23,82 (j)	1,06.7	..	..	..	..	(j) Includes Rs. 4,793 for premia and Rs. 3,270 for fine.
Nepean Sea Road Reclamation ..	1	2.0	14	0.6	..	..	..	..	1	2.0	14	0.6	..	..	..	..	
Total ..	37	55.8	23,94	1,07.3	..	..	..	..	37	55.8	23,96	1,07.3	..	..	..	..	
Carried over	348	6,26.0	1,18,92.9	4,84.4	1	.9	35	2.0	349	6,26.9	1,19,34.9	4,86.4	13	13.5	4,32.0	24.0	

Appendix G—*contd.*

Area, Capital Value and Rental are shown in thousands.

Estate.	Disposed of to end of 1923-24.				Disposed of in 1924-25.				Disposed of to end of 1924-25.				Balance available for leasing.				Remarks.
	No. of plots.	Area.	Capital Value	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No of. plots.	Area.	Capital Value.	Rent.	
Brought over ..	348	6,26.0	1,18,92.9	4,84.4	1	.9	35	2.0	349	6,26.9	1,19,34.9	4,86.4	13	13.5	4,32	24.0	
Trust's own property.																	
First Nagpada	62	47.2	8,19	36.5	..	..	..	..	62	47.2	(*k*) 8,19	36.5	..	..	..	..	(*k*) Includes Rs. 100 for fine and Rs. 5 000 for premia.
Princess Street	116	72.7	94,25	4.17.9	..	..	..	..	116	72.7	(*l*) 94,25	4,17.9	..	..	..	..	(*l*) Includes Rs. 1,27,712 for premia and Rs. 4,000 for fine.
Sandhurst Road	182	1,36.1	1,01,52	4,54.7	..	..	..	..	182	1,36.1	(*m*) 1,01,59	454.7	9	6.3	11,58	64.3	(*m*) Includes Rs. 1,96,658 for premia and Rs. 24,505 for fine.
Gamdevi	118	1,01.3	22,08	89.6	..	..	..	..	118	1,01.3	(*n*) 22,09	89.6	..	..	..	..	(*n*) Includes Rs. 2,15,314 for premia and Rs. 3 000 for fine.
Dadar-Matunga	†654	7.45.3	76,72	3,38.6	15	18.0	163	7.6	*488	5,64.2	(*o*) 55,02	2,38.6	304	422.7	52,57	2 92.0	† 7 Plots the offer for which was not accepted by the Telegu Society have been taken out. (*o*) Includes Rs. 1,98,896 for premia and Rs. 3,683 for fine. * 181 Plots resumed during the year.
Sion-Matunga	*3	6.9	67	.1	..	..	..	..	3	6.9	(*p*) 1,22	.1	99	86.5	10,79	59.9	(*p*) Includes Rs. 67,071 for premia. * Dadar-Matunga North plots transferred to Scheme V.
Mandvi-Koliwada	33	19.3	20,05	87.2	..	..	..	..	33	19.3	(*q*) 20,05	87.2	..	..	..	..	(*q*) Includes Rs. 64,055 for premia.
Souter Street Extension Eastward ..	4	3.1	42	1.7	..	..	..	..	4	3.1	(*r*) 42	1.7	5	3.9	51	2.8	(*r*) Includes Rs. 2,800 for premia.
Mathew Road	21	34.5	12,45	45.0	..	..	..	..	21	34.5	(*s*) 12,45	45.0	..	..	..	..	(*s*) Includes Rs. 2,43,195 for premia
Carried over ..	1,193	11,66.4	3,36,35	14,71.3	15	18.0	163	7.6	1,027	9,85.3	3,15,28	13,71.3	417	519.4	75,45	4 19.0	
Carried over ..	348	6,26.0	1,18,92.9	4,84.4	1	.9	35	2.0	349	6,26.9	1,19,34.9	4,86.4	13	13.5	4 32	24.0	

Appendix G—*contd.*

Area, Capital Value and Rental are shown in thousands.

Estate.	Disposed of to end of 1923-24.				Disposed of in 1924-25.				Disposed of to end of 1924-25.				Balance available for leasing.				Remarks.
	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	
Brought over ..	348	6,26.0	1,18,92.9	4 84.4	1	.9	35	2.0	349	6 26.9	1,19,34.9	4,86.4	13	13.5	4,32	24.0	
Brought over ..	1,193	11,66.4	3,36,35	14,71.3	15	18.0	1,63	7.6	1,027	9 85.3	3,15,28	13,71.3	417	5,19.4	75,45	4,19.0	
Nowroji Hill	28	23.6	32,94	161.1	1	.8	1,10	6.1	29	24.4	34,04 (t)	1,67.2	30	7.3	23,77	1,32.1	(t) Includes Rs. 21,409 for premia.
Parel Road	125	1,33.1	28,03	1,26.3	1	.2	7	..	126	1,33.3	28,29 (u)	1,26.3	42	25.9	7,58	42.1	(u) Includes Rs. 38,115 for premia and Rs. 13,550 for fine.
East Agripada	53	82.4	14,41	67.7	..	..	..	..	*52	78.5	13,44 (v)	63.4	31	21.6	5,63	31.3	(v) Includes Rs. 39,578 for premia. * One plot resumed during the year.
Bhatwadi	10	5.2	1,10	4.2	..	..	..	..	10	5.2	1,10 (w)	4.2	..	..	..	..	(w) Includes Rs. 16,484 for premia and Rs. 200 for fine.
Lamington Road	1	0.3	13	0.6	..	..	..	..	1	0.3	13	0.6	..	..	..	..	
Sydenham Road	..	..	..	..	3	1.2	3,22	17.9	3	1.2	3,22	17.9	3	1.6	5,25	29.2	
Undria Street	3	0.7	13	0.6	..	..	..	..	3	0.7	13	0.6	7	1.7	74	4.1	
Parel Road, Central	2	1.2	3,20	..	..	..	..	..	2	1.2	320	..	1	2.2	2,13	11.8	
Parel Road, Northern	..	..	..	..	5	5.9	46	2.3	5	5.9	46	2.3	9	6.4	5,81	32.3	
Mazagaon	7	47.4	8,61	40.3	2	6.8	2,42	10.9	*8	52.0	9 82 (x)	45.8	1	2.2	1,30	7.2	(x) Includes Rs. 25,025 for premia. *1 Plot resumed during the year.
Worli	3	10.5	1,65	..	1	.2	6	.4	4	10.7	171	.4	47	3,92.4	1,07,83	5,99.1	
Carried over ..	1,425	14,70.8	4,26,55	18,72.1	28	33.1	8,96	45.2	1,270	12,98.7	4,10,82	18,00.0	588	9,80.7	2,35,49	13,08.2	
Carried over ..	348	6,26.0	1,18,92.9	4,84.4	1	.9	35	2.0	349	6,26.9	1,19,34.9	4,86.4	13	13.5	4,32	24.0	

Appendix G—*contd.*

Area, Capital Value and Rental are shown in thousands.

Estate.	Disposed of to end of 1923-24.				Disposed of in 1924-25.				Disposed of to end of 1924-25.				Balance available for leasing.				Remarks.
	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	
Brought over	348	6 26.0	1,18,92.9	4,84.4	1	.9	35	2.0	349	6,26.9	1,19,34.9	4,86.4	13	13.5	4,32.0	24.0	
Brought over	1,425	14,70.8	4,26,55	18,72.1	28	33.1	8,96	45.2	1,270	12,98.7	4,10,82	18,00.0	588	9,80.7	2,35,49	13,08.2	
Foras Road Street Scheme	2	28.1	6,03	33.5	..	..	..	..	2	28.1	6,03	33.5	5	4.1	2,20	12.2	
Kolbhatwadi Improvement Scheme.	4	1.8	4,54	2.5	5	2.2	5,43	30.2	9	4.0	9,97 (*y*)	32.7	4	2.0	4,40	24.5	(*y*) Includes Rs. 2,05,800 for premia.
Dharavi Street Scheme	2	79.1	5,14	..	2	24.0	32	..	4	1,03.1	5,65 (*z*)	..	..	..	..	..	(*z*) Includes Rs. 2,75,965 for premia.
Naigaum Street Scheme	11	1,12.8	21,65	24.2	..	..	..	..	* 10	1,11.9	20,35 (*A*)	19.8	76	92.2	24,11	1 34.0	(*A*) Includes Rs. 4,35,869 for premia. * 1 Plot resumed during the year.
Love Lane	1	13.2	2,64	14.7	2	7.3	1,68	1.4	3	20.5	5,45 (*B*)	16.1	..	..	..	..	(*B*) Includes Rs. 1,12,706 for premia.
Total ..	1,445	17,05.8	4,66,55	19,47.0	37	66.6	16,39	76.8	1,298	15,66.3	4,58,27	19,02.1	673	10,79.0	2,66,20	14,78.9	
Police Accommodation Schemes.																	
14 Nagpada	1	4.0	72	3.2	..	..	..	..	1	4.0	72	3.2	..	..	..	..	
16 Wodehouse Road	1	6.6	76	3.4	..	..	..	..	1	6.6	76	3.4	..	..	..	..	
17 Duncan Road	1	0.3	38	1.7	..	..	..	..	1	0.3	38	1.7	..	..	..	..	
Total ..	3	10.9	18.6	8.3	..	..	..	..	3	10.9	1,86	8.3	..	..	..	..	
Carried over ..	1,793	23,31.8	5,85,47.9	24,31.4	38	67.5	16,74	78.8	1,647	21,93.2	5,77,61.9	23,88.5	686	10,92.5	2,70,52	15,02.9	

Appendix G—*contd.*

Area, Capital Value and Rental are shown in thousands.

Estate.	Disposed of to end of 1923-24.				Disposed of in 1924-25.				Disposed of to end of 1924-25.				Balance available for leasing.				Remarks.
	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	
Brought over	1,793	23,31.8	5,85,47.9	24,31.4	38	67.5	16,74	78.8	1,647	21,93.2	5,77,61.9	23,88.5	686	10,92.5	2,70,52	15,02.9	
Brought over	3	10.9	1,86	8.3	..	..	..	..	3	10.9	186	8.3	..	..	..	..	
18 Shepherd Road	1	1.2	15	0.7	..	..	..	..	1	1.2	15	0.7	..	..	..	..	
19 Agripada	2	4.8	45	2.1	..	..	..	..	2	4.8	45	2.1	..	..	..	..	
23 Connaught Road	2	1.7	13	0.6	..	..	..	..	2	1.7	13	0.6	..	..	..	..	
24 Princess Street	2	1.5	1,51	6.8	..	..	..	..	2	1.5	151	6.8	..	..	..	..	
25 Gamdevi	2	1.8	45	2.0	..	..	..	..	2	1.8	45	2.0	..	..	..	..	
34 Lamington Road	1	6.1	..	..	..	..	..	..	1	6.1	..	..	..	..	..	..	Nominal.
35 Sandhurst Road, West	1	0.9	39	1.6	..	..	..	..	1	0.9	39	1.6	..	..	..	..	
39 Sandhurst Road, East	4	2.8	1,97	8.9	..	..	..	..	4	2.8	197	8.9	..	..	..	..	
40 Byculla	1	16.4	..	..	..	..	..	..	1	16.4	..	..	..	..	..	..	Nominal.
44 Maharbavdi	1	2.7	..	..	..	..	..	..	1	2.7	..	..	..	..	..	..	Do.
45 Palton Road	1	5.7	..	..	..	..	..	..	1	5.7	..	..	..	..	..	..	Do.
46 Naigaum	1	11.3	2,19	12.2	..	..	..	..	1	11.3	219	12.2	..	..	..	..	
48 Mahim	1	6.3	..	..	..	..	..	..	1	6.3	..	..	..	..	..	..	Nominal.
55 Chinch Bunder Road	1	3.0	1,52	6.8	..	..	..	..	1	3.0	152	6.8	..	..	..	..	
55-A Mazagaon	1	5.4	..	..	..	..	..	..	1	5.4	..	..	..	..	..	..	Nominal.
63 Dadar-Matunga, North	3	8.4	80	3.6	..	..	..	..	3	8.4	80	3.6	..	..	..	..	
67 Naigaum	1	36.5	7,89	43.8	1	10.0	1,73	9.6	2	46.5	962	53.4	..	..	..	..	
68 Worli	1	10.0	1,62	9.0	..	..	..	..	1	10.0	162	9.0	..	..	..	..	
70 West Agripada between the Trust Garage on Arthur Road and Lamington Road.	..	..	..	..	1	1.7	..	..	1	1.7	..	..	..	..	..	..	Nominal.
Total ..	30	137.4	20,93	1,06.4	2	11.7	1,73	9.6	32	149.1	22,66	116.0	..	..	..	..	
Carried over ..	1,823	24,69.2	6,06,40.9	25,37.8	40	79.2	18,47	88.4	1,679	23,42.3	6,00,27.9	25,04.5	686	10,92.5	2,70,52	15,02.9	

Appendix G—*contd.*

Area, Capital Value and Rental are shown in thousands.

Estate.	Disposed of to end of 1923-24.				Disposed of in 1924-25.				Disposed of to end of 1924-25.				Balance available for leasing.				Remarks.
	No of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	No. of plots.	Area.	Capital Value.	Rent.	
		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.	
Brought over ..	1,823	24,69.2	6,06,40.9	25,37.8	40	79.2	18,47	88.4	1,679	23,42.3	6,0027.9	25,04.5	686	10,92.5	2,70,52	15,02.9	
Poorer Classes Accommodation Schemes.																	
42 Spring Mills	1	20.0	76	3.4	..	..	..	..	1	20.0	76	3.4	..	..	..	..	
51 Century Mills	*1	50.4	1,21	7.2	..	..	..	..	1	50.4	1,21	7.2	..	..	..	..	* Leased before 1924-25.
65 David Mills	1	18.5	2,95	19.6	..	..	..	..	1	18.5	2,95	19.6	..	..	..	..	
Total ..	3	88.9	492	30.2	..	..	..	..	3	88.9	492	30.2	..	..	..	..	
Grand Total ..	1,826	25,58.1	6,11,33	25,68.0	40	79.2	18,47	88.4	*1,682	24,31.2	6,05,20	25,34.7	686	10,92.5	2,70,52	15,02.9	*Exclusive of 38 plots sold outright, and inclusive of 184 plots resumed.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix H-1.

Statement of Completed Police Accommodation Schemes.

Serial No.	Schemes. No.	Schemes. Name.	Date of completion.	Number of persons accommodated. Officers.	Number of persons accommodated. Men.	Area of site.	Cost of site.	Cost of buildings, etc.	Interest charges, &c.	Total capital costs.	Rent payable by Government.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road	1-11-05	1	....	1,237	15,173	20,135	2,495	37,803	1,781	With stables for 19 horses.
2	16	Wodehouse Road ..	31- 3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1- 4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road ..	11- 1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	1- 6-09*	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	* Different buildings were completed on different dates, but the lease runs from 1st June, 1909.
7	24	Princess Street	31- 5-10	5	....	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	....	1,794	44,850	82,740	17,176	1,44,766	6,678	
9	44	Maharbavdi	15- 6-22	7	57	2,724	(a)	2,71,401	53,556	3,24,957	20,863	
10	45	Palton Road	28- 1-23	7	295	5,924	(a)	5,73,753	1,71,950	7,45,703	47,876	
11	35	Sandhurst Road West ..	28- 2-23	3	33	868	47,559	98,523	20,212	1,66,294	10,676	
12	39	„ „ East ..	31- 3-23	9	100	2,814	2,73,410	4,85,510	98,032	8,56,952	55,018	
13	55	Chinch Bunder	28- 2-24	7	24	3,032	1,81,628	2,51,028	33,647	4,66,303	29,937	
14	55 A	Mazagaon	4- 3-24	2	227	5,351	(a)	4,53,632	1,04,541	5,58,173	35,836	
15	34	Lamington Road ..	20- 3-24	7	240	6,194	(a)	4,63,894	1,95,225	6,59,119	42,317	
16	63	Kingsway	31- 3-24	7	108	8,407	79,800	4,02,385	43,958	5,26,143	33,779	
17	40	Byculla	31-12-24	13	204	16,369	(a)	8,28,333	2,42,510	10,70,843	68,750	
18	48	Mahim	25- 1-25	6	127	6,768	(a)	4,53,023	1,46,421	5,99,444	38,485	
		Total ..	....	96	1,795	80,363	10,37,832	50,55,495	12,07,893	73,01,220	4,45,525	

(a) Lands belonged to Government, and were acquired for a nominal sum.

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix H-2.

Police Accommodation Schemes.

Progress during 1924-25.

Serial No.	Description of works.	No. of persons to be accommodated.	Remarks.
1	Scheme No. 46, Police Accommodation, Naigaum (No. I).	1 Inspector, 1 Deputy Inspector, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 90 Constables.	These buildings were practically completed and handed over to the Police Department on the 29th July, 1924, for occupation. Certain drainage works remain to be constructed, which will be done on completion of the main drain.
2	Scheme No. 67, Police Accommodation, Naigaum (No. II) for Armed Police and Recruits—(Part I).	76 Head Constables and 604 Constables.	Under construction.

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Particulars of *Capital Cost and*

Serial No.	CHAWL. Name.		Year in which site of chawls was appropriated for construction of chawls.	Open spaces in the chawl site.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 4 + col. 5).	Rate per square yard as in the year given in col. 3.	Value of site (col. 6) as in the year given in col. 3.	Constructional cost of chawls including 7½% for management and establishment.	Cost of work, value of land, management and establishment charges (col. 8 + col. 9).	Interest and sinking fund charges on capital outlay at 4.61 per cent. on col. 10 up to 1919 and thereafter at 6.35 per cent.	Full letting value per annum.	Annual profit + loss—taking net revenue at 4/5ths of full letting value (4/5ths of col. 12— col. 11).
1	2		3	4	5	6	7	8	9	10	11	12	13
				sq. yds.	sq. yds.	sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4	Agripada Chawls A	1900	(a)4,079	3,206	7,285	7	50,995	1,84,660	2,35,655	10,864	16,439	+ 95
2	5-16	Agripada Chawls B	1903	5,924	6,001	11,925	6	71,550	5,39,171	6,10,721	28,154	46,561	+ 2,887
3	31-32 38-40 45-46	Agripada Chawls C	1908	2,825	3,426	6,251	6	37,506	2,76,214	3,13,720	14,462	22,550	+ 571
4	19-24	Chandanwadi ..	1904	5,365	4,299	9,664	15	1,44,960	3,74,555	5,19,515	23,969	48,368	+ 8,276
5	25-27 29-30	Imamwada A	1905	7,857	5,585	13,442	13·8	1,81,467	4,95,426	6,76,893	31,205	49,405	+ 1,731
6	50	Imamwada B	1905	588	361	949	13·8	12,811	19,368	32,179	1,483	1,687	— 358
7	33-37	Mandvi Koliwada ..	1908	893	3,276	4,169	75	3,12,675	2,74,781	5,87,456	27,082	46,917	+ 4,196
8	51	Matunga Chawls including 7 old cottage blocks.	1915	574	370	944	5	4,720	47,676	80,196	4,800	731	— 2,970
			1920	2,290	490	2,780	10	27,800				2,016	—
9	17-18	Nagpada A	1903	1,510	1,059	2,569	7	17,983	81,905	99,888	4,605	8,092	+ 790
10	39	Nagpada B	1904	1,122	977	2,099	7	14,693	99,320	1,14,013	5,256	8,100	+ 144
11	28	Princess Street ..	1907	1,047	433	1,480	30	44,400	42,217	86,617	3,993	4,512	— 985
12	42,44 47,49	Suparibaug ..	1910	5,157	2,924	8,081	4·8	36,364	3,36,818	3,73,182	17,204	21,582	— 2,816
13	52-57	Chinch Bunder ..	1913	4,613	3,883	8,496	(e) 26·66	(d) 2,26,560	3,77,144	6,03,704	27,831	47,026	+ 3,520
14	58-61	Mahar Chawls ..	1921	1,754	2,427	4,181	15	62,715	4,39,205	5,01,920	31,872	28,514	—12,863
15	62	Peons' Chawls ..	1921	2,375	1,044	3,419	15	51,285	1,73,143	2,24,428	14,251	16,770	— 3,071
16	63-66	Kalapani Chawls ..	1921	5,068	2,692	7,760	15	1,16,400	4,31,220	5,47,620	34,774	24,826	—18,224
17	67-72	Three-room tenements.	1922	4,496	1,113	5,609	6	33,654	2,49,980	2,83,634	18,010	25,920	— 730
18	73-78	Two-room tenements.	1922	2,937	1,297	4,234	6	25,404	2,73,839	2,99,243	19,003	29,376	+ 581
19	79-85	Cottage blocks, New	1922	6,588	1,220	7,808	6	46,848	68,316	1,15,164	7,314	3,600	— 4,914
20	..	Foras Road ‡ ..	1922	23,460	12,244	35,704	19	6,78,376	24,57,688	31,36,064	1,99,137	1,75,812	—81,869
21	..	Mazagon ..	1922	19,327	9,754	29,081	10	2,90,810	21,37,495	24,28,305	1,54,197	1,58,147	—48,766
22	..	New Kalapani ..	1923	1,839	2,072	3,911	20	78,220	3,04,692	3,82,912	24,315	28,768	— 5,136
		Total ..	..	1,11,688	70,153	1,81,841	..	25,68,196	96,84,833	1,22,53,029	7,03,781	8,15,719	—1,59,911

I-1.

Trust Chawls.

Net Annual Return.

Percentage of net annual return, 3rds of col. 12 on capital cost (col. 10).	Number of rooms.	Number of fl including ground floor.	Land per room (col. 8—col. 15).	Rent per room.	Floor area of tenement inclusive of verandah.	Capital cost of land and works per room (col. 10—col. 15).	Capital cost of works per room (col. 9—col. 15).	Net profit + or loss—per room (col. 13—col. 15).	Remarks.
14	15	16	17	18	19	20	21	22	23
			sq. yds.	Rs. a.	sq. ft.	Rs.	Rs.	Rs.	
4.65	311	3	23.42	4–1	175	758	594	+ 0.30	The rates per square yard given in col. 7 are those which the sites of chawls as given in col. 6 could have fetched, subject to the Board's usual regulations in the open market in the year given in col. 3.
5.08	(*b*) 288 640	4	12.85	4–1	142 210	658	581	+ 3.11	
4.79	432	4	14.47	4–1	177	726	639	+ 1.32	(*a*) This area is exclusive of the site of the weaving shed, and a strip of land 6 feet in width surrounding the shed.
6.21	674	4	14.34	5–14	125	771	556	+ 12.28	
4.87	883	4	15.22	4–11	135	767	561	+ 1.96	
3.50	30	2	31.63	4–11	160	1,073	646	— 11.93	(*b*) The rooms in Agripada B are of two kinds, 640 larger, measuring 142 square feet and 288 smaller, measuring 110 square feet floor area
5.32	222	4	18.78	5–14	176	2,646	1,238	+ 18.90	
2.28	15	1	169.27	4–1	120	3,045	2,167	—135.00	(*c*) In addition to 8,364 rooms shown as total in col. 15 there are in Mandvi Koliwada 26 godowns let at rents ranging from Rs. 14-14 to Rs. 150 per godown and 30 shops let at rents ranging from Rs. 26 to Rs. 54 per shop per month and in Chinch Bunder 33 godowns let at Rs. 75 per month occupying the whole ground floor.
	7								
5.40	144	4	17.84	4–11	148	694	569	+ 5.48	
4.74	144	4	14.58	4–11	160	792	690	+ 1.00	
3.47	64	4	23.12	5–14	131	1,353	660	— 15.39	
3.86	480	4	16.84	3–12	176	777	702	— 5.87	(*d*) This figure represents the value at Rs. 40 per square yard of the site situated between the 25′ road and the Railway and admeasuring 5,664 square yards.
5.19	372	4	22.78	5–2	176	1,618	1,011	+ 9.44	
3.78	320	4	13.07	7–3	176	1,568	1,372	— 40.19	
5.0	120	3	28.49	7-5, 10-5 & 13-13	176	1,870	1,443	— 25.59	(*e*) This figure is arrived at by dividing the figure (*a*) by 8,496 square yards.
3.02	246 (*f*) 146	4	19.11	7–3	176	1,348	1,062	— 44.88	(*f*) This figure represents number of looms.
6.08	36	3	155.81	55, 60 & 65	562	7,879	6,944	— 20.28	The figures in cols. 20 and 21 given against Mandvi Koliwada and Chinch Bunder chawls are vitiated by the fact that the Capital cost of the chawls includes the cost of godowns and shops on the ground floor. Omitting those chawls and the workmen's cottages in Matunga, the average cost per room is Rs. 1,380 (land Rs. 251 and construction Rs. 1,129).
6.54	72	3	58.86	32, 33, 35, 36 & 38	338	4,157	3,803	+ 8.06	
2.09	10	1	780.80	30, 45 & 60	325	11,516	6,831	—491.40	
3.74	1,350	4	26.45	13-5 & 17-5 6-5 & 8-5	176	2,323	1,820	— 60.64	
4.35	1,294	4	22.47	14–5, 11–5, & 10–5.	176	1,876	1,652	— 37.68	‡ Two blocks containing 160 rooms have been leased to B. B. & C. I. Railway Company on payment of Rs. 700 per annum and a premium of Rs. 2,96,000.
5.0	210 (*f*) 54	4	14.82	7-4, 7-8, 7-12, 8-0, 8-4, 8-8, 8-12, 9-0, 9-4, & 9-8.	176	1,450	1,154	— 19.45	
4.44	(*c*) 8,364 (*f*) 214	..	..	Average.	..	1,428	1,129	— 18.64	

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Particulars of *Number of Tenants, Full Letting Value*

Serial No.	Chawls. Names.	Let for living purposes.	Number of Tenants. Temporarily occupied, for Board's purposes. Occupied by Muccadams.	Used as Office and Stores.	Temporarily occupied by Schools.	Chawl Superintendent's quarters including Office and Stores.	Total columns 3 to 7.	Shops.	Godowns.	Monthly. Let for living purposes.	Temporarily occupied for Board's purposes.	Temporarily occupied for School purposes.
1	2	3	4	5	6	7	8	9	10	11	12	13
										Rs. a.	Rs. a.	Rs. a.
1	1-4 Agripada A chawls ..	(f) 282	2	..	..	6	290	21	..	1,165-2	7-0	..
2	5-16 Do. B chawls ..	(g) 912	..	..	..	..	912	16	..	3,705-0	..	..
3	31,32,38 40,45&46 Do. C chawls ..	403	..	..	10	..	413	19	..	1,637-3	..	46-0
4	19-24 Chandanwadi chawls ..	663	1	..	..	2	666	8	..	3,895-2	5-0	..
5	25-27 Imamwada A chawls ..	875	1	..	..	7	883	..	..	4,101-9	4-0	..
6	50 Do. B chawls ..	30	..	..	1	..	30	..	..	140-10	..	..
7	33-37 Mandvi Koliwada chawls ..	222	..	..	..	..	222	30	26	1,304-4	..	..
8	51 Matunga chawls	15	..	..	..	..	15	..	..	60-15	..	..
9	17-18 Nagpada A chawls ..	143	1	..	..	..	144	..	..	670-5	4-0	..
10	39 Do. B chawls ..	144	..	..	..	..	144	..	..	675-0	..	..
11	28 Princess Street chawls ..	64	..	..	..	..	64	..	..	376-0	..	..
12	47-49 Suparibaug chawls ..	477	1	2	..	..	480	..	..	1,788-12	9-12	..
13	52-57 Chinch Bunder chawls ..	371	1	..	..	..	372	..	33	1,901-6	5-0	..
14	58-61 Mahar chawls	(i) 311	1	..	8	..	320	4	..	2,207-10	7-6	57-8
15	62 Peons' chawls	120	..	..	..	..	120	..	..	1,397-8	..	..
16	63-66 Kalapani chawls	239	1	2	..	4	246	..	Looms 160	1,717-13	14-0	..
17	67-72 Three-room Staff Quarters ..	36	..	..	..	..	36	..	..	2,160-0	..	..
18	73-78 Two-room Staff Quarters ..	72	..	..	..	..	72	..	..	2,448-0	..	..
19	79-85 Two-room New Cottages ..	10	..	..	..	..	10	..	..	300-0	..	..
20	86-95 Two-room Old Cottages ..	7	..	..	..	..	7	..	..	168-0	..	..
21	.. Foras Road chawls † ..	1,343	1	..	..	6	1,350	6	..	14,169-0	7-0	..
22	.. Mazagon chawls	1,293	1	..	..	..	1,294	..	..	13,171-15	7-0	..
23	.. New Kalapani chawls ..	210	..	..	..	..	210	24	Looms 54	1,657-4	..	..
	Total ..	8,242	11	4	18	25	8,300	128	59 Looms 214	60,818-6	69-12	103-8
								8,701				

I-2.

Trust Chawls.

and Permissible and Actual Population.

Rent.				Total Annual Rent 12 times columns 15 to 17.	Maximum permissible population in adults.			Actual population in January.		Population per acre in largest groups.	Remarks.
Chawl Superintendent's quarters including Office and Stores.	Total columns 11 to 14.	Shops.	Godowns.		Total tenements.	Population per tenement.	Total population.	Persons.	Equivalent adults.		
14	15	16	17	18	19	20	21	22	23	24	25
Rs. a.	Rs. a.	Rs. a.	Rs. a.	Rs. a.							
(*a*) 12-0	1,184-2	185-12	..	16,438-8	311	5	1,555	1,252	1,106		(*a*) Out of Rs. 12, Rs. 7 are for Chawl Superintendent's quarters and Rs. 5 for office, etc.
..	3,705-0	175-1	..	46,560-12	288	4½	1,920	2,834	2,534	828	(*b*) Out of Rs. 9-8, Rs. 7 are for Chawl Superintendent's quarters and Rs. 2-8 for office, etc.
..	1,683-3	196-0	..	22,550-4	640 432	3 5	2,160	1,609	1,444		(*c*) Out of Rs. 11-8, Rs. 7 are for Chawl Superintendent's quarters and Rs. 4-8 for office, etc.
(*b*) 9-8	3,909-10	121-1	..	48,368-4	674	3½	2,022	2,110	1,975	946	(*d*) Rs. 7 are for Chawl Superintendent's quarters only.
(*c*) 11-8	4,117-1	..	..	49,404-12	883	4	3,532	2,889	2,563		
..	140-10	..	..	1,687-8	30	5	150	98	89	1,007	(*e*) Out of Rs. 14, Rs. 7 for office and Rs. 7 for R. C's quarters.
..	1,304-4	972-0	1,633-8	46,917-0	222	5	1,110	776	651	531	(*f*) Out of 282, 8 rooms are two-roomed tenements at Rs. 6-8 and the remaining 274 at Rs. 4-1 per mensem.
..	60-15	..	..	731-4	15	5	75	72	68	..	(*g*) 912 are at Rs. 4-1 per mensem.
..	674-5	..	..	8,091-12	144	4½	648	490	438	..	The monthly rent per room for the following chawls is :—
..	675-0	..	..	8,100-0	144	4½	648	519	442	..	(i) Rs. 5-14 for Chandanwadi, Princess Street, and Mandvi-Koliwada chawls.
..	376-0	..	..	4,512-0	64	4	256	251	220	..	(ii) Rs. 4-11 for Imamwada and Nagpada chawls : one room in Nagpada A chawls is at Rs. 4, being for caretaker.
..	1,798-8	..	..	21,582-0	480	5	2,400	1,685	1,561	..	(iii) Rs. 5-2 for Chinch Bunder chawls.
..	1,906-6	..	2,012-8	47,026-8	372	5	1,865	1,500	1,334	676	(iv) Rs. 4-1 for Agripada and Matunga chawls.
..	2,272-2	104-0	..	28,513-8	320	5	1,620	1,891	1,691	..	(v) Rs. 3-12 for Suparibaug chawls.
..	1,397-8	..	.. Looms	16,770-0	120	5	600	426	393	..	(vi) Rs. 7-3 for Mahar chawls and Kalapani chawls.
(*d*) 7-0	1,738-13	..	330-0	24,825-12	246	5	1,230	920	710	..	(vii) Rs. 7-5, 10-5 & 13-13 for Peons' chawls.
..	2,160-0	..	..	25,920-0	36	..	..	..	..	..	(viii) Rs. 13-5 & 17-5 per room for Foras Road chawls and for displaced tenants of Schemes 37 & 54 at Rs. 6-5 to 8-5.
..	2,448-0	..	..	29,376-0	72	..	..	..	..	..	(ix) Rs. 14-5, 11-5, & 10-5 for Mazagon chawls.
..	300-0	..	..	3,600-0	10	..	..	..	..	..	(x) Rs. 7-4, 7-8, 7-12, 8-0, 8-4, 8-8, 8-12, 9-0, 9-4 & 9-8 for New Kalapani chawls.
..	168-0	..	..	2,016-0	7	..	..	..	..	..	(xi) Rs. 30, 45 & 60 for new ground floor cottages.
(*e*) 14-0	14,190-0	461-0	..	1,75,812-0	1,350	5	6,780	4,199	4,088	..	(xii) Rs. 24 for old ground floor cottages.
..	13,178-15	..	.. Looms	1,58,147-4	1,294	5	6,470	3,910	3,608	..	(xiii) Rs. 55, 60 and 65 for three-room staff quarters.
..	1,657-4	628-12	111-6	28,768-8	210	5	1,050	706	618	..	(xiv) Rs. 33, 35, 36, 38 & 32 for two-room staff quarters.
54-0	61,045-10	2,843-10	4,087-6	8,15,719-8	8,364 ‡	..	36,091	28,137	25,533	3,988	(*h*) The figures in column 19 include Chaw Superintendent's quarters but not godowns and shops at Mandvi-Koliwada, Chinch Bunder, Mahar chawls, Foras Road, New Kalapani and Looms at Kalapani. They include shops at Agripada and Chandanwadi as these are allowed to be used for human habitation.
											(*i*) This includes 4 rooms given to infant Welfare Society at a nominal rent of Re. 1-1 per month.
											† Two blocks containing 160 rooms leased to B. B. & C. I. Railway Company on payment of Rs. 700 per annum and a premium of Rs. 2,96,000.
											‡ Includes 64 shops used as living rooms *vide* Note (*h*). Total number of rooms including shops, godowns, ooms and 25 rooms in Chawl Superintendent's quarters is 8,701.

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality before 1925-1926.

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925.		Remarks.
					Outlay to end of March 1924.	Outlay during 1924-25.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
Prior to 1st April, 1924, *vide* Administration Report for 1923-24.	Roads in—						
	Schedule "C" lands.	12,074	...	55,175	3,40,871		
	,, "D" lands.	18,990 (3,219)*	...	64,051	3,04,700		
	,, "E" lands.	4,276 (4,002)*	...	26,406	1,58,597		
	Scheme 1 ..	2,983	...	14,648	87,106		
	,, 2 ..	7,208	..	44,082	2,18,064		
	,, 3 ..	10,656 (2,606'-9")*	..	72,330	3,91,498		
	,, 4 ..	10,175 (13,367'-6")*	..	53,224	2.91,859		
	,, 8 ..	2,405 (4,040)*	..	13,073	77,025	*Nil.*	
	,, 9 ..	486	..	2,162	10,087		
	,, 13 ..	318	..	1,413	7,092		
	,, 27 ..	1,938 (450)*	..	13,761	58,608		
	,, 29 ..	2,340	..	10,400	48,186		
	,, 31 ..	14,262'-5"	..	42,169	4,70,592		
	,, 32 ..	4,798	..	14,903	96,156		
	,, 33 ..	563 (882)*	..	2,286	15,854		
	,, 36 ...	1,225 (1,210)*	...	9,511	33,943		
	Total ..	94,697'-5" (29,777'-3")	..	4,39,594	26,10,238	*Nil.*	
	Scheme No. 2.						
During 1924-25.							
10-5-24.	Kitchen Garden Lane Footpaths.	(294'-6")*	6'-8"				
		(14'-10")*	3'-6"				
		2 × ⅔ × 11	2	220			
	Less ..	11	6				
	Do. do. Road ...	145	26'-8"		*Nil.*	80	
		14'-10"	14				
		11	6	457			
	Less ...	2 × ⅔ × 11	2				
	Total ...	159'-10" (309'-4")*	...	677	*Nil.*	80	
	Carried over ..	94,857'-3" (30,086'-7")*	...	4,40,271	26,10,238	80	

* Footpaths not taken into account.

Appendix J-1—*contd.*

Roads handed over to the Municipality before 1925-26—*contd.*

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925.		Remarks.
					Outlay to end of March 1924.	Outlay during 1924-25.	
1	2	3	4	5	6	7	8
During 1924-25 *—contd.*					Rs.	Rs.	
	Brought forward	94,857′-3″ (30,086′-7″)*	..	4,40,271	26,10,238	80	
	Scheme No.						
23-4-24.	Passage between Sandhurst Road and Navalkar Lane.	95′-8″	15	160	..	..	
		2′-2″	2				
	Less ..	2 × ⅔ × 3	½				
1-10-24.	Footpaths of 40′ Road off Charni Road on Sandhurst Road between Queen's Road and Falkland Road.	(910′-6″)*	6′-8″	748	..	..	
		(65)*	4′-1½″				
		(23)*	2				
		(46)*	7′-6″				
	Footpaths between Beach Candy Road and Falkland Road.						
1-10-24.	Footpaths between Lamington Road and Beach Candy Road.	(528)*	13′-4″	782	..	...	
,,	Footpaths between Charni Road and Falkland Road (up-to Ardeshir Street only).	(1,796)	13′-4″	5,181†	..	...	† Includes area of junctions of roads.
		(1,675)	13′-4″				
12-9-24.	Footpaths of Parel Road and Dongri Section.	(114)	20	3,244	..	..	
		(2,014)	13′-4″				
		(12)	5′-3″				
,,	Footpath of Dharamshala 40′ Road (Eastern)	(59)*	6′-8″	44	..	..	
16-8-24.	Set-back on Doctor Street and Erskine Road	....	..	187	*Nil.*	*Nil.*	
	Total ..	93′-10″ (7,242′-6″)*	..	10,346	*Nil.*	*Nil.*	
	Carried over ..	94,951′-1″ (37,329′-1″)*	..	4,50,617	26,10,238	80	

* Footpaths not taken into account.

Appendix J-1—*contd.*

Roads handed over to the Municipality before 1925-26—*contd.*

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925.		Remarks.
					Outlay to end of March 1924.	Outlay during 1924-25.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
During 1924-25 *—contd.*	Brought forward	94,951'-1" (37,329'-1")*	..	4,50,617	26,10,238	80	
	Scheme No. 4.						
16-5-24.	Hughes Road Footpaths (Plots 87, 88, 89 and 90).. ..	(405)*	10	450	*Nil.*	*Nil.*	
,,	Harvey Road Footpaths	(296)*	8'-4"	274			
	Total ..	(701)*	..	724	26,10,238	80	
	Scheme No. 5.						
	Roads East of Matunga Station between Kingsway and G.I.P. Railway and North of 100' *Avenue.*						
9-2-25.	36' Roadway of 60' Road No. 7 leading to Matunga Station (portion)	1,066	36	4,264	..	...	
,,	20' Roadway of 40' passage leading to Matunga Station (portion)	119	20	264	..	...	
,,	20' Roadway of 30' Road No. 9 (portion)	23	20	51	..	...	
20-5-24.	36' Roadway of a portion of 60' Road No. 10 leading from King's Circle to Level Crossing ..	901	36	3,604	..	..	
8-8-24.	20' Roadway of 40' Road No. 11 (portion)	1,204	20	2,675	..	..	
9-2-25.	45' Roadway of 60' Circular Road No. 12A round the King's Circle (portion) ..	512	45	2,560	..	..	
,,	20' Road No. 13 (portion)	15	20	33	..	..	
20-5-24 & 9-2-25.	30' Roadway of 50' Road No. 15 between Roads Nos. 7 and 10	922	30	3,073	..	..	
9-2-25.	20' Roadway of 40' Road No. 15 from Road No. 7 to Road No. 14	31	20	69	..	..	
20-5-24.	20' Roadway of 40' Road No. 21 ..	365	10	405	..	..	
	Carried over ..	5,158	...	16,998	..	..	
		94,951'-1" (38,030'1-")*	..	451,341	26,10,238	80	

* Footpaths not taken into account.

Appendix J-1 —*contd.*

Roads handed over to the Municipality before 1925-26—*contd.*

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925.		Remarks.
					Outlay to end of March 1924.	Outlay during 1924-25.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
During 1924-25 *—contd.*	Brought forward	94,951'-1" (38,030'-1")*	...	451,341	26,10,238	80	
	Scheme No. 5—*contd.*	5,158	...	16,998	..	...	
	Roads East of Kingsway and North of 100' Avenue.						
9-2-25.	45' Roadway of 60' Circular Road No. 12C	96	45	480	..	...	
,,	36' Roadway of 60' Road No. 24 ..	2,152	36	8,608	..	...	
,,	20' Roadway of 40' Road No. 26 ..	86	20	191	..	...	
,,	20' Roadway of 40' Road No. 28 ..	43	20	95	..	..	
,,	20' Roadway of 40' Road No. 29 ..	27	20	60	..	..	
,,	36' Roadway of 60' Road No. 30 ..	61	36	244	..	..	
,,	20' Roadway of 26' Road No. 31 ..	32	20	71	..	...	
	Roads East of Kingsway and South of 100' Avenue.						
9-2-25.	36' Roadway of 60' Road No. 24A ..	787	36	3,148	..	...	
8-8-24 & 9-2-25.	20' Roadway of 40' Road No. 26A ..	1,688	20	3,751	..	...	
9-2-25.	20' Roadway of 40' Road No. 28A ..	972	20	2,160	..	...	
20-5-24.	30' Roadway of 50' Road No. 35 ..	1,443	30	4,810	..	...	
9-2-25.	20' Road No. 36 ..	380	20	844	..	...	
8-8-24 & 9-2-25.	20' Roadway of 40' Road No. 37 ..	830	20	1,844	..	..	
,,	20' Roadway of 30' Road No. 38 ..	627	20	1,393	..	..	
,,	20' Roadway of 30' Road No. 40 ..	810	20	1,800	..	..	
9-2-25.	16' Roadway of 26' Road No. 41 ..	703	16	1,361	..	...	
8-8-24 & 9-2-25.	36' Roadway of 60' Road No. 42 ..	1,873	36	7,492	..	...	
8-8-24.	16' Roadway of 26' Road No. 43 ..	275	16	489	...	...	
,,	16' Roadway of 26' Road No. 44 ..	275	16	489	..	...	
	Carried over ..	18,318	..	56,328	..	...	
		94,951'-1" (38,030'-1")*	...	4,51,341	26,10,238	80	

* Footpaths not taken into account.

Appendix J-1—*contd.*

Roads handed over to the Municipality before 1925-26.—*contd.*

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925.		Remarks.
					Outlay to end of March 1924.	Outlay during 1924-25.	
1	2	3	4	5	6	7	8
					Rs.	Rs.	
During 1924-25 *—contd.*	Brought forward	94,951'-1" (38,030'-1")*	...	4,51,341	26,10,238	80	
		18,318	...	56,328	..	...	
	Scheme No. 5.—*contd.*						
	Roads East of Kingsway and South of 100' Avenue—contd.						
9-2-25.	16' Roadway of 26' Road No. 45 ..	557	16	990	...	...	
,,	20' Road No. 46 ..	294	20	653	..	...	
,,	20' Roadway of 40' Road No. 47 ..	740	20	1,644	...	...	
	Roads at Dadar.						
20-5-24.	36' Roadway of 66' Road No. 2 East of Dadar Station ..	796	36	3,184	..	...	
,,	16' Roadway of 26' Road No. 4 East of Dadar Station ..	405	16	720	..	...	
,,	16' Roadway of 26' Road No. 5 East of Dadar Station ..	361	16	642	..	...	
,,	20' Roadway of 40' Road No. 6 East of Dadar Station ..	539	20	1,198	..	...	
,,	16' Roadway of 26' Road No. 9 East of Dadar Station ..	483	16	858	..	...	
	Kingsway between the King's Circle and 60' Overbridge Road No. 50.						
8-8-24.	36' Western Roadway	3,893	36	15,572	..	..	
	Kingsway between 60' Overbridge Road and Northern Boundary of Scheme 31.						
8-8-24.	36' Western Roadway.	1,040	36	4,160	..	..	
	Kingsway between King's Circle and Southern Boundary of Scheme 6.						
9-2-25.	36' Western Roadway	121	36	484	*Nil.*	*Nil.*	
	Total ..	27,547	..	86,433	*Nil.*	*Nil.*	
	Carried over ..	1,22,498'-1" (38,030'-1")*	...	5,37,774	26,10,238	80	

* Footpatns not taken into account.

Appendix J-1—*contd.*

Roads handed over to the Municipality before 1925-26—*contd.*

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925. Outlay to end of March 1924.	Cost of construction to end of March 1925. Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7	8
					Rs.	Rs.	
During 1924-25 —*contd.*	Brought forward	1,22,498'-1" (38,030'-1")*	..	5,37,774	26,10,238	80	
	Scheme No. 6.						
	Roads South of Mahim Loop Railway.						
20-5-24.	Full width of 36' of portion of 60' Level Crossing Road from the Southern Boundary of the scheme to the Level Crossing on the G.I.P. Railway, South of Mahim Loop (Road No. 10)	1,231	36	4,924	..	..	
,,	30' Roadway of 50' Road No. 15 ...	403	30	1,343	..	..	
,,	20' Roadway of 40' Road No. 19 West .	318	20	707	..	..	
,,	16' Roadway of 26' Road No. 19 West ..	107	16	190	..	..	
,,	20' Roadway of 40' Road No. 19D ..	160	20	356	..	..	
,,	20' Roadway of 40' Road No. 19E ..	1,504	20	3,342	..	..	
,,	16' Roadway of 26' Road No. 20 ..	342	16	608	..	..	
,,	10' (half width) of 40' Road No. 21 ..	365	10	405	..	..	
,,	20' Roadway of 40' Road No. 21 ..	31	20	69	..	..	
,,	20' Roadway of 40' Road No. 22 ..	763	20	1,695	*Nil.*	*Nil.*	
	Total ..	5,224	..	13,639	*Nil.*	*Nil.*	
	Scheme No. 27.						
1-10-24.	Lamington Road Footpaths	(1,264)*	10				
	Mathew Road Footpaths (including Queen's Road) ..	(1,945)*	10				
		(25)*	10+8 / 2				
		(193)*	8'-8"				
		(80)*	8'-8"+11'-6"+15'-9"+17'-9" / 4	3,895	..	...	
	Total ..	(3,507)*	..	3,895	..	...	
	Carried over ..	1,27,722'-1" (41,537'-1")*	..	5,55,308	26,10,238	80	

* Footpaths not taken into account.

Appendix J-1—*contd.*

Roads handed over to the Municipality before 1925-26—*contd.*

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925.		Remarks.
					Outlay to end of March 1924.	Outlay during 1924-25.	
1	2	3	4	5	6	7	8
During 1924-25—*contd.*	Brought forward ..	1,27,722'-1" (41,537'-1")*	..	5,55,308	Rs. 26,10,238	Rs. 80	
	Scheme No. 29.						
5-6-24.	Flank Road No. 2 South of Sandhurst Road (Carriage way)	397	26'-8"	1,176	..	..	
,,	Flank Road No. 2 South of Sandhurst Road (Footpaths)..	(439'-9")*	6'-8"	325	..	..	
,,	New Chinch Bunder Road between Sandhurst Road and the 1st Chinch Bunder Road (footpaths) ..	(1,177'-9")*	10	1,309	..	..	
20-8-24.	Do. do.	(17)*	10	19	..	..	
5-6-24.	25' Sett passage behind Plots Nos. 1—10 on Chinch Bunder Road	881'-3"	23'-3"	2,283	..	..	
20-8 24.	1st Flank Road South of Sandhurst Road (Carriageway) ..	520	31	1,791	..	..	
,,	*1st Chinch Bunder Road.* Footpaths	(92)*	6'-8"	68	..	..	
	Total ..	1,798'3" (1,726'-6")*	..	6,971	..	...	
	Scheme No. 31.						
16-8-24.	50' Hospital Avenue Road between Roads No. 1 & 80' Road.	..	..	1,856	..	...	
8-8-24.	150' Eastern Avenue: Portion between Naigaum Cross Road to Scheme 5 ..	335	36	1,340	..	...	
	Total ..	335	..	3,196	..	...	
	Scheme No. 32.						
17-4-24.	Byculla Station Road between Haines Road and DeLisle Road (Carriageway) ..	610	33'-4"	2,259	..	...	
,,	Cross Road branching Northwards (Carriageway)	258	26'-8"	764	..	...	
	Total ..	868	..	3,023	...	...	
	Carried over ..	1,30,723'-4" (43,263'-7")*	..	5,68,498	26,10,238	80	

* Footpaths not taken into account.

Appendix J-1—*contd.*

Roads handed over to the Municipality before 1925-26.—*contd.*

Date of giving possession to the Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of construction to end of March 1925.		Remarks.
					Outlay to end of March 1924.	Outlay during 1924-25.	
1	2	3	4	5	6	7	8
During 1924-25 *contd.*	Brought forward ..	1,30,723'-4" (43,263'-7")*	..	5,68,498	Rs. 26,10,238	Rs. 80	
	Scheme No. 36.						
23-4-24.	Eastern Footpath of Lamington Road between Girgaum Back Road and Grant Road.	(1,064)* (86)*	10 7'-6"	1,254	..	..	
	Total ..	(1,150)*	..	1,254	..	..	
	Scheme No. 43.						
21-11-24.	Parel Road between Byculla Bridge and Grant Road.	3,153 95 60 38 18	80 83.12 31.5 31.5 20	29,287	..	..	
	Total ..	3,364	..	29,287	..	..	
	Scheme No. 50.						
18-10-24.	New 50' Road connecting Nesbit Road to Mazgaon Road Carriageway ..	1,058	33'-4"	3,921	..	..	
26-8-24.	Set-back portion on Mazgaon Road ..	..	..	387	..	..	
	Total ..	1,058	..	4,308	..	..	
	Scheme No. 53.						
9-6-24.	Foras Road joining Bellasis Road ..	2,179	20	4,843	..	..	
	Scheme No. 54.						
11-2-25.	Kolbhatwadi Road ..	390	24	1,040	..	..	
	Grand Total ..	1,37,714'-4" (44,413'-7")*	..	6,09,230	26,10,238	80	

Footpaths not taken into account.

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix J-2.

Roads constructed before 1925-26 but not handed over to the Municipality.

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
Schedule "C".				Rs.	Rs.	
Wodehouse Road Estate.						
Accommodation Road ..	443	23	1,132	4,592	*Nil.*	Complete.
Chaupati Estate (Scheme 71)						
30' Road	370	20	822			
40' Road	236	20	524			
30' Road (temporary) ..	110	20	244	*Nil.*	23,144	Incomplete.
Footpaths of 30' Road ..	(735)	5	408			
Do. 40' ,, ..	(426)	10	473			
Total ..	1,159 (1,161)	..	3,603	4,592	23,144	
Schedule "D".						
West Agripada Scheme No. 11.						
Moreland Road Footpaths .	(1,815'-8")	8'-4"	1,681			Incomplete.
Club Road Footpaths ..	(1,247'-0")	10'-0"	1,381			
Footpaths, Circus Avenue .	(535'-0")	13'-4"	792			
,, Wylie Road ..	(751'-3")	13'-4"	1,113			
,, ,, ,, ..	(254'-9")	6'-8"	188			
,, Gell Street ..	(469'-6")	13'-4"	695			
,, ,, ,, ..	(153)	6'-8"	113			
,, Motlabai Street .	(1,022)	13'-4"	1,513			
,, Rebsch Street ..	(1,021)	13'-4"	1,511			
,, Agripada Chawl Street ..	(9)	13'-6"	13	1,33,331	9,116	Complete.
,, ,, ,, ..	(381'-6")	6'-8"	283			
,, Rebsch Street ..	(243)	20	551			
,, ,, ,, ..	(488)	20	1,083			
,, Club Back Road.	(415)	13'-4"	615			
,, ,, ,, ..	(674)	20	1,499			
,, Reynolds Road .	(1,013)	13'-4"	1,500			
,, Club Cross Road	(200)	30	667			
,, Motlabai Street .	(428)	20	951			
,, Souter Street ..	(1,484)	20	3,297			
Souter Street	(243)	10	270	..	..	
Gilder Street Schedule "D" land (footpaths) ..	(180)	20	400	..	..	
Gilder Street to Jetha Street (footpaths) ..	(1,863)	20	4,140	..	..	Incomplete.
Additional portion of Gilder Street from Jetha Street to Club Road (footpaths)	(310)	20	689	..	..	
East Agripada.						
Tank Pakhady Street ..	(1,090)	13'-4"	1,615			
Milk Street	(338)	13'-4"	501			
Water Street	(150)	13'-4"	222	25,933	*Nil.*	Incomplete.
Byculla Station Road ..	(56)	16'-8"	103			
Total ..	(16,834'-8")	..	27,386	1,59,264	9,116	
Carried over ..	1,159 (17,995'-8")	..	30,989	1,63,856	32,260	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality.—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of Construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	1,159 (17,995'-8")	..	30,989	1,63,856	32,260	
Scheme No. 3.						
Footpaths between Ardeshir Street and Falkland Rd.	(48)	13'-4"	71			Complete.
Footpaths in Kumbharwada Section	(740)	13'-4"	1,096			Incomplete.
Do. do.	(412)	13'-4"	610			Do.
Footpaths of Parel Road and Dongri Section ..	(1,140)	13'-4"	1,689			Do.
Footpaths of Dharamshala 40' Road	(111)	6'-8"	82	1,37,956	12,602	Do.
Footpaths of Parel Road and Duncan Road ..	(1,914)	13'-4"	3,206			Do.
Do. do.	(250)	13'-4"				Do.
Footpath between Dongri Street and Elphinstone Bridge	(1,370)	13'-4"	2,029			Do.
Total ..	(5,985)	..	8,783	1,37,956	12,602	
Scheme No. 4.						
Babulnath Road footpaths .	(680)	20	1,511	1,95,512	5,145	Complete.
Tejpal Road	240	40	1,066			Incomplete.
Total ..	240 (680)	..	2,577	1,95,512	5,145	
Scheme No. 5.						
Roads East of Matunga Station between Kingsway and G. I. P Railway and North of 100' *Avenue.*						
20' Roadway of 40' Road No. 1	300	20	667			Incomplete.
20' Roadway of 30' Road No. 1	270	20	600			
36' Roadway of 60' Road No. 2	1,024	36	4,096			
20' Road No. 3	700	20	1,555			
20' Road No. 4	760	20	1,689			
20' Roadway of 40' Road No. 5	1,110	20	2,467			
20' Road No. 6	435	20	967			
36' Roadway of 60' Road No. 7 leading to Matunga Station ..	82	36	328			
	4,681	..	12,369	*Nil*	*Nil.*	
Carried over ..	1,399 24,660'-8")	..	42,349	4,97,324	50,007	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
	1,399 (24,660'-8")	..	42,349	Rs. 4,97,324	Rs. 50,007	
Brought forward..	4,681'	..	12,369	..	..	
Scheme No. 5—*contd.*						
Roads East of Matunga Station between King's-way and G.I.P. Railway and north of 100' *Avenue.* —contd.						
20' Roadway of 40' passage leading to Matunga Station	251	20	558	..	..	Incomplete.
16' Roadway of 26' Road No. 8	390	16	693	..	..	
20' Roadway of 30' Road No. 9	727	20	1,615	..	..	
20' Roadway of 40' Road No. 11	26	20	58	..	..	
16' Roadway of 26' Road No. 11A	180	16	320	..	..	
45' Roadway of 60' Circular Road No. 12A round the King's Circle	35	45	175	..	..	
20' Road No. 13	430	20	955	..	..	
16' Roadway of 26' Road No. 14 between Road No. 2 and Road No. 5 ..	600	16	1,067	..	..	
20' Roadway of 40' Road No. 14 between Road No. 2 and 16B	990	20	2,200	..	..	
20' Roadway of 40' Road No. 15 from Road No. 7 to Road No. 14	1,714	20	3,809	..	..	
20' Road No. 15A	230	20	511	..	..	
20' Road No. 15B	230	20	511	..	..	
36' Roadway of 60' Road No. 16 between Roads Nos. 7 and 16A	2,100	36	8,400	..	..	
36' Roadway of 60' Road No. 16 A	260	36	1,040	..	..	
40' Roadway of 100' Avenue Road No. 16B ..	305	40	1,355	..	..	
36' Roadway of 60' Road No. 16C	300	36	1,200	..	..	
16' Roadway of 26' Road No. 17 South of Cottage Plot	630	16	1,120	..	..	
20' Road No. 18	440	20	978	..	..	
Carried over ..	14,519	..	38,934	..	..	
	1,399 (24,660'-8")	..	42,349	4,97,324	50,007	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality.—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	1,399 (24,660'-8")	..	42,349	4,97,324	50,007	
	14,519	..	38,934	..	..	
Scheme No. 5 *contd.*						
Roads East of Kingsway and North of 100' *Avenue*						
45' Road way of 60' Circular Road No. 12C ..	270	45	1,350	..	..	
20' Roadway of 40' Road No. 23	1,725	20	3,833	..	..	
16' Roadway of 26' Road No. 25	780	16	1,387	..	..	
20' Roadway of 40' Road No. 26	1,354	20	3,009	..	..	
40' Roadway of 100' Avenue Road No. 27 ..	1,950	40	8,667	..	..	
20' Roadway of 40' Road No. 28	957	20	2,127	..	..	
20' Roadway of 40' Road No. 29	373	20	829	..	..	
36' Roadway of 60' Road No. 30	539	36	2,156	..	..	
20' Roadway of 40' Road No. 31	698	20	1,551	..	..	
16' Roadway of 26' Road No. 32	668	16	1,187	..	..	Incomplete.
16' Roadway of 26' Road No. 33	443	16	787	..	..	
20' Roadway of 40' Road No. 34	300	20	667	..	..	
Roads East of Kingsway and South of 100' *Avenue.*						
36' Roadway of 60' Road No. 24A	73	36	292	..	..	
20' Roadway of 40' Road No. 26A	40	20	89	..	..	
20' Roadway of 40' Road No. 28A	90	20	200	..	..	
20' Road No. 36	60	20	133	..	..	
20' Roadway of 40' Road No. 37	51	20	113	..	..	
20' Road No. 39	328	20	729	..	..	
36' Roadway of 60' Road No. 42	22	36	88	..	..	
16' Roadway of 26' Road No. 45	16	16	28	..	..	
20' Roadway of 40' Road No. 47	30	20	67	..	..	
	25,286	..	68,223	..	..	
Carried over ..	1,399 (24,660'-8")	..	42,349	4,97,324	50,007	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
Brought forward	1,399 (24,660'-8")	..	42,349	Rs. 4,97,324	Rs. 50,007	
	25,286	..	68,223	..	..	
Scheme No. 5—*contd.*						
16' Roadway of 26' Road No. 48	370	16	658	..	..	Incomplete.
16' Roadway of 26' Road No. 49	416	16	739	..	..	
Roads West of Kingsway and South of 100' Avenue.						
20' Roadway of 40' Road No. 14A	1,680	20	3,733	..	..	Incomplete.
36' Roadway of 60' Road No. 16D	1,500	36	6,000	..	..	
20' Roadway of 40' Road No 35.	800	20	1,778	..	..	
20' Roadway of 30' Road No. 52	600	20	1,333	..	..	
20' Roadway of 30' Road No. 53	607	20	1,349	..	..	
26' Roadway of 46' Road No. 54	582	26	1,681	..	..	
16' Roadway of 26' Road No. 55	527	16	937	..	..	
20' Roadway of 40' Road No. 56 Additional Road between 16D and 14A ..	343	20	762	..	..	
Roads at Dadar.						
20' Roadway of 40' Road West of Tramway Company's Plot	560	20	1,244	..	..	Incomplete.
20' Roadway of 40' Road East of Tramway Company's Plot	558	20	1,240	..	..	
36' Roadway of 60' Overbridge Road	1,660	36	6,640	..	..	
36' Roadway of 66' Road No. 2 East of Dadar Station	264	36	1,056	..	..	
Half width of 36' Road of 60' Road No. 3 East of Dadar Station	810	18	1,620	..	..	
20' Roadway of 40' Road No. 6 East of Dadar Station	61	20	135	..	..	
16' Roadway of 26' Road No. 9 East of Dadar Station	75	16	133	..	..	
Carried over	36,699	...	99,261	..	..	
	1,399 (24,660'-8")	..	42,349	4,97,324	50,007	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward...	1,399 (24,660'-8")	..	42,349	4,97,324	50,007	
	36,699	..	99,261	..		
Scheme No. 5—*contd.*						
Kingsway between King's Circle and 60' Overbridge Road No. 50.						
36' Eastern Roadway ..	3,700	36	14,800	..	..	Incomplete.
Kingsway between 60' Overbridge Road and Northern Boundary of Scheme 31.						
38' Eastern Roadway ..	1,040	38	4,391	..	..	Incomplete.
Kingsway between King's Circle and Southern Boundary of Scheme 6.						
36' Western Roadway ..	949	36	3,796	..	..	Incomplete.
36' Eastern Roadway ..	223	36	892	34,53,647	4,38,589	
Total ..	42,611	..	1,23,140	34,53,647	4,38,589	
Scheme No. 6.						
Roads North of Mahim Loop Railway.						
Road No. 26A	3,300	36	13,200	..	..	Incomplete.
„ „ 26B	850	36	3,400	..	..	
„ „ 26D	450	36	1,800	..	..	
„ „ 3	750	59	4,917	..	..	
„ „ 16	450	40	2,000	..	..	
„ „ 1	1,050	30	3,500	..	..	
„ „ 2	950	20	2,111	..	..	Complete.
„ „ 4	950	20	2,111	..	..	
„ „ 3A	360	45	1,800	..	..	Incomplete
„ „ 3B	150	20	333	..	..	
„ „ 25	750	20	1,666	..	..	
„ „ 5	350	20	777	..	..	Complete.
„ „ 24	500	30	1,666	..	..	Incomplete.
„ „ 29	1,050	30	3,500	..	..	Do.
„ „ 27A	375	20	833	..	..	Complete.
Carried over ..	12,285	..	43,614	..	..	
	44,010 (24,660'-8")	..	1,65,489	39,50,971	4,88,596	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	44,010 (24,660'-8")	...	1,65,489	39,50,971	4,88,596	
	12,285	..	43,614	..	..	
Scheme No. 6—*contd.*						
Roads South of Mahim Loop Railway.						
16' Roadway of 26' Road No. 11A	300	16	533			
20' Roadway of 40' Road No. 18	140	20	311			
20' Roadway of 20' Road No. 18	180	20	400			
20' Roadway of 40' Road No. 19 East	900	20	2,000			
20' Roadway of 30' Road No. 19A	140	20	311			
16' Roadway of 26' Road No. 19A	400	16	711			
16' Roadway of 26' Road No. 19B	470	16	835			
16' Roadway of 26' Road No. 19C	760	16	1,351	13,10,016	3,84,224	Incomplete.
20' Roadway of 30' Road No. 19C	140	20	311			
20' Roadway of 40' Road No. 19E	81	20	180			
20' Roadway of 20' Passage between 19E and Mahim Loop Railway ..	75	20	166			
Kingsway between Northern Boundary of Scheme 5 and Mahim Loop Railway.						
36' Western Roadway ..	614	36	2,456			
Total ..	16,485	..	53,179	13,10,016	3,84,224	
Scheme No. 13.						
Souter Street Extension Eastward for footpaths .	(318)	20	707	4,043	110	Incomplete.
Total ..	(318)	...	707	4,043	110	
Carried over ..	60,495 (24,978'-8")	...	2,19,375	52,65,030	8,72,930	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs:	Rs.	
Brought forward ..	60,495 (24,978'-8")	..	2,19,375	52,65,030	8,72,930	
Scheme No. 27.						
Queen's Road footpaths (Mathew Road)	(225)	10	250	20,920	5,101	Incomplete.
Total ..	(225)	..	250	20,920	5,101	
SchemeNo. 29.						
60' Nowroji Hill Road ..	(2,340)	20	5,200			
8 *Cross Roads West of* 60' *Nowroji Hill Road.*						
Roads Nos. 1, 2, 16 and 19 North of Sandhurst Road	1,834	26'-8"	5,434			
1st Flank Road (footpaths) South of Sandhurst Rd. .	(520)	9	520	2,38,837	53,306	Incomplete.
2nd Flank Road (footpaths) South of Sandhurst Rd. .	(179)	13'-4"	265			
Roads Nos. 4, 5, 7 and 9 North of Sandhurst Rd. .	1,031	40	4,582			
Tarred Cross Passages leading to 25' Passage on Chinch Bunder Road..	94 96	24'-9" 19'-6"	258 208			
Total ..	3,055 (3,039)	..	16,467	2,38,837	53,306	
Scheme No. 31.						
150' *Eastern Avenue Road on Dadar Road.*						
Portion between Elphinstone Road and Naigaum Cross Road ..	3,903	114	49,438			
Portion between Naigaum Cross Road to Scheme 5 .	335	82	3,052			
Soparibaug Road Carriage Ways and Tram Reservation (Triple Lamps to Elphinstone Road) ..	4,816	100	53,511	...	...	Incomplete.
Roads East of Soparibaug Road.						
80' King Edward Road ..	1,500	50	8,333			
Carried over ..	10,554	..	1,14,334			
	63,550 (28,242'-8")		2,36,092	55,24,787	9,31,337	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality.—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
Brought forward.	63,550 (28,242'-8")	..	2,36,092	Rs. 55,24,787	Rs. 9,31,337	
	10,554		1,14,334			
Scheme No. 31.—*contd.*						
Roads East of Soparibaug.						
20' Road No. 8 South of Road No. 6	280	20	622	..	.	Incomplete.
30' Road No. 11	180	20	400	..	..	Complete.
20' Road No. 4C	200	20	444	..	..	Do.
20' Road No. 12	141	20	313	..	..	Incomplete.
½ Width of 40' Road diversion of New Govt. Gate Road	820	25	2,278	...	..	Do.
Road No. 13	88	20	196	..	..	Do.
40' Road West of Soparibaug Road leading to R. C. Chawls	80	20	178	...	..	Do.
Roads at Lalbaug.						
Road No. 4	114	20	253	...	..	Incomplete.
„ „ 7 and 8 ..	121	20	269	..	..	
„ „ 9 and 11 ..	547	15	912	...	..	
Service Passages.						
Road No. 4E	390	12	520	..	..	Complete.
„ „ 9A between Roads Nos. 12 and 10 ..	220	12	293	..	..	
„ „ 9A between Roads Nos. 10 and 6 ..	250	12	333	..	..	
„ „ 9A between Roads Nos. 7 and 12 ..	199	12	265	...	..	
„ „ 9A between Roads Nos. 6 and 14	372	12	629	...	...	
„ „ 9B	98	20	218	...	...	Incomplete.
Foot paths Paved.						
Soparibaug Road Eastern Side	(4,464)	10	4,960	...	...	Incomplete.
Soparibaug Road Western Side	(4,225)	10	4,694	..	..	
Jijeebhoy Lane Southern Portion	(569)	15	948	..	..	
Jijeebhoy Lane Northern Portion	(578)	15	963	..	..	
Carried over ...	14,654 (9,836)	...	1,34,022	..	..	
	63,550 (28,242'-8")		2,36,092	55,24,787	9,31,337	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality.—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	63,550 (28,242'-8")		2,36,092	55,24,787	9,31,337	
	14,654 (9,836)		1,34,022			
Scheme No. 31—*contd.*						
East of Soparibaug Road.						
Road No. 4A South Side ..	(356)	5	198			Incomplete.
,, ,, 4A North Side ..	(250)	5	139			
,, ,, 4B Eastern Side .	(241)	5	134			
,, ,, 4B Western Side.	(330)	5	183			Complete.
,, ,, 4 North Side ..	(211)	5	117			Incomplete.
,, ,, 4 South Side ..	(278)	5	154			Do.
,, ,, 6 North Side ..	(336)	6-'8"	249			Do.
,, ,, 6 South Side ..	(1,031)	6'-8"	764			Incomplete.
,, ,, 10 South Side ..	(163)	6'-8"	121			Complete.
,, ,, 10 North Side ..	(165)	6'-8"	122			Do.
,, ,, 7 Do. (Liston Road)..	(1,094)	6'-8"	811	15,52,278	2,33,506	Incomplete.
,, ,, 7 South Side ..	(1,588)	6'-8"	1,177			Complete.
Hospital Avenue Road West	(860)	8'-4"	796			
,, ,, East	(1,486)	8'-4"	1,375			
Road No. 5 North ..	(204)	6'-8"	151			
,, ,, 5 South ..	(156)	6'-8"	116			
Road No. 1 Northern ..	(336)	6'-8"	249			
,, ,, 1 Southern ..	(204)	6'-8"	151			Incomplete.
Road No. 1A-80' King Edward Road	(292)	15	487			
,, ,, 2 Northern ..	(38)	7	30			
,, ,, 14 North Side ..	(91)	6'-8"	68			
,, ,, 14 South Side ..	(85)	6'-8"	63			
150' Avenue (West) ..	(1,384)	18	2,768			
,, (East) ...	(974)	18	1,948			
Total ..	14,654 (21,989)	..	1,46,393	15,52,278	2,33,506	
Scheme No. 32.					..	..
Tank Pakhady Street ..	(310)	13'-4"	459	..	..	Incomplete.
Milk Street	(82)	13'-4"	121	..	..	
Water Street	(300)	13'-4"	444	..	..	
Byculla Station Road ..	(924)	16'-8"	1,711	..	....	...
Carried over	(1,616)	..	..2,735	..	..	
	78,204 (50,231'-8")	..	3,82,485	70,77,065	11,64,843	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality.—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward..	78,204 (50,231'-8")	..	3,82,485	70,77,065	11,64,843	
	(1,616)	..	2,735		..	
Scheme No. 32—*contd.*						
New Souter Street	(1,150)	13'-4"	1,703			
Road No. 1 East of Clerk [redacted] Road Footpath	(844)	13'-4"	1,250			
" " 2 East of Clerk Road (North Footpath) ...	(1,155)	13'-4"	1,711	1,22,267	5,240	Incomplete.
Byculla Station Road between Haines Road and DeLisle Road (Footpaths).	(610)	16'-8"	1,130			
Cross Road branching Northwards (Footpaths) ...	(258)	13'-4"	382			
Total ...	(5,633)	..	8,911	1,22,267	5,240	
Scheme No. 37.						
Widened Parel Road East..	250	48'-6"	1,347			Complete.
Half road between Parel Road and Chunam Kiln Street including full Tram Tracks	670	43'-6"	3,238	47,901	1,16,870	Incomplete.
Palton Road	520	30	1,733			Complete.
Do. Footpath ..	(430)	20	955			Do.
Total ..	1,440 (430)	..	7,273	47,901	1,16,870	
Scheme No. 43.						
120' *Eastern Avenue Central.*						
(Parel Road from Byculla Bridge to Grant Road).						
Eastern Footpath from Berkley Place to Nesbit Road	(933)	20	2,073	..	..	Complete.
Eastern Footpath from Nesbit Road to Grant Road...	(75)	0+20/2	83	..	...	
Grant Road to New Nagpada Street (Western Footpath)	(1,855)	20	4,122			Incomplete.
	(32)	0+20/2	36			
	(1,167)	20	2,593	..	..	
Carried over. ...	(4,062)	...	8,907	..	..	
	79,644 (56,294'-8")	..	3,98,669	72,47,233	12,86,953	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality.—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward	79,644 (56,294'-8")	..	3,98,669	72,47,233	12,86,953	
	(4,062)	..	8,907	..	..	
Scheme No. 43—*contd.*						
120' *Eastern Avenue Central* —contd.						
Western Footpath from New Nagpada Street to Byculla Bridge	(1,588)	20	3,529	3,49,560	2,80,166	Incomplete.
Total ..	(5,650)	..	12,436	3,49,560	2,80,166	
Scheme No. 47.						
Eastern Avenue between Government Gate Road Junction to Arthur Road Junction.	660	90	6,600			Complete.
Do. do. Footpaths	(465)	25	1,292			Do.
Do. do. do. ..	(160)	$\frac{20+10}{2}$	267			Incomplete.
Do. do. do. ..	(480)	20	1,067			Complete.
From Arthur Road junction to Kala Chowky ..	400	90	4,000			Do.
Western Footpath between Arthur Road to Kala Chowky	(400)	20	889			Incomplete.
Eastern Carriage way from Kala Chowky to Chinchpokli	1,700	48	9,067	2,19,612	3,54,965	Do.
Eastern and Western Carriage way of Parel Road from Chinchpokli to Connaught Road	1,200	80	10,667			Complete.
Eastern Footpath between Connaught Road and Chinchpokli	(885)	20	1,967			Incomplete.
Road along Victoria Gardens Eastern Portion ..	738	32	2,634			Complete.
Do. Northern Portion..	250	32	611			Do.
Total ..	4,948 (2,390)	..	39,061	2,19,612	3,54,965	
Scheme No. 50.						
50' Road connecting Nesbit Road to Mazgaon Road (footpath) ..	(1,035)	16'-8"	1,409	74,231	19,087	Incomplete.
20' Cross Passage	80	20	178			
Total ..	80 (1,035)	..	1,587	74,231	19,087	
Carried over..	84,672 (65,369'-8")	..	4,51,753	78,90,636	19,41,171	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	84,672 (65,369'-8")	..	4,51,753	78,90,636	19,41,171	
Scheme No. 52.						
Sea Face Road (Marine Drive) No. 1 Road ..	4,621	120	61,613	19,86,392	9,13,936	Incomplete.
Worli Road No. 5	3,918	100	43,533			
Road No. 10 (80' wide) ..	1,388	80	12,338			
Road No. 13 (60' wide) ..	1,579	60	10,527			
Road No. 5B (60' wide) ..	1,723	60	11,486			
Road No. 5A (50' wide) ..	616	50	3,422			
Road No. 3 (40' wide) ..	2,041	40	9,071			
Road No. 4 (Do.) ..	1,498	40	6,657			
Road No. 11 (Do.) ..	4,496	40	19,984			
Road No. 12 (Do.) ..	2,445	40	10,866			
Road No. 5C (Do.) ..	355	40	1,577			
Total ..	24,680	..	1,91,074	19,86,392	9,13,936	
Scheme No. 53.						
Foras Road (joining Bellasis Road) Footpath ..	(1,303'-2")	20	2,896	1,26,756	4,531	Incomplete.
Do. Carriageway ..	149	20	331			
Total ..	149 (1,303'-2")	...	3,227	1,26,756	4,531	
Scheme No. 54.						
Footpaths of Kolbhatwadi Road	(770)	8	684	29,623	9,566	Incomplete.
Total ..	(770)	..	684	29,623	9,566	
Scheme No. 57.						
40' Road No. 39	1,400	40	6,222	2,10,617	2,97,383	Incomplete.
Total ...	1,400	...	6,222	2,10,617	2,97,383	
Carried over ..	1,10,901 67,442'-10"	..	6,52,960	1,02,44,024	31,66,587	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ..	1,10,901 (67,442'-10")	..	6,52,960	1,02,44,024	31,66,587	
Scheme No. 58.						
Road No. 10 (100' wide) ..	936	60	6,240			Complete.
Love Grove Road (100' wide)	(936)	40'	4,160	18,716	3,01,974	Incomplete.
	1,325	100	14,722			
Total ..	2,261 (936)	..	25,122	18,716	3,01,974	
Scheme No. 60.						
Roads East of Kingsway and between Naigaum Cross Road and Bhoiwada Road.						
20' Roadway of 40' Road No. 2	1,270	20	2,822			
20' Roadway of 40' Road No. 5	2,065	20	4,589			
20' Roadway of 40' Road No. 6	646	20	1,435			
20' Roadway of 40' Road No. 8	350	20	778			
20' Roadway of 40' Road No. 8A	240	20	533			
20' Roadway of 40' Road No. 9	896	20	1,991			
20' Roadway of 40' Road No. 11	390	20	867			
20' Roadway of 40' Road No. 12	1,480	20	3,289	8,92,599	74,191	Incomplete.
20' Roadway of 40' Road No. 14	580	20	1,289			
20' Roadway of 40' Road No. 16	1,365	20	3,033			
20' Roadway of 40' Road No. 17	1,178	20	2,618			
30' Roadway of 50' Road No. 3	2,093	30	6,977			
30' Roadway of 50' Road No. 13	1,680	30	5,600			
30' Roadway of 50' Road No. 15	1,639	30	5,463			
20' Roadway of 20' Road No. 12 A & B	575	20	1,278			
Total ..	16,447	..	42,562	8,92,599	74,191	
Carried over ..	1,29,609 (68,378'-10")	..	7,20,644	1,11,55,339	35,42,752	

Appendix J-2—*contd.*

Roads constructed before 1925-26 but not handed over to the Municipality.—*contd.*

Name of Road.	Length in feet.	Breadth in feet.	Area in sq. yards.	Cost of construction to end of March 1924.	Outlay during 1924-25.	Remarks.
1	2	3	4	5	6	7
				Rs.	Rs.	
Brought forward ...	1,29,609 (68,378'-10")	...	7,20,644	1,11,55,339	35,42,752	
Scheme No. 61.						
Road No. 13 (60' wide) ...	1,579	60	10,526	*Nil.*	91,403	Incomplete.
Scheme No. 66.						
100' Road Eastern width ..	2,284	31	7,867	1,85,922	90,895	Incomplete.
40' Road between the Body Guard Lines and the Hay-stack Road	630	20	1,400			
Eastern Footpath of 100' Road	(2,224)	20	4,942			
Footpaths of 40' Road ..	(1,200)	10	1,333			
Total ...	2,914 (3,424)	..	15,542	1,85,922	90,895	
Grand Total ..	1,34,102 (71,802'-10")	..	7,46,712	1,13,41,261	37,25,050	

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Analysis of Appendices

Completed Roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yards.	Ft.	Sq. yards.
Schedule "C" Lands	12,074	55,175	443	1,132
	(a) 39	411	....	....
,, "D" ,, ...	18,990	64,051	*(10,789)	17,765
	(b) 419	1,862	....	....
	*(3,219)	....	....	....
,, "E" ,, ...	4,276	26,406	....	....
	*(4,002)	....	....	....
Schemes	101,916'-4"	461,325	9,390	51,120
	*(37,192'-7")	....	*(5,282)	....
Total ..	137,714'-4"	609,230	9,833	70,017
	or 26·08 miles	....	....	....
	*(44,413'-7")	....	*(16,071)	....
Roads commenced but not completed before 1925-26.				
Schedule "C", Chaupati Estate (Scheme 71)	....	....	716	2,471
			*(1,161)	....
Schedule "D"	....	....	*(6,045'-8")	9,621
Scheme 3	....	....	*(5,937)	8,712
,, 4	....	....	240	1,066
,, 5	....	....	42,611	123,140
,, 6	....	....	13,860	47,347
,, 13	....	....	*(318)	707
,, 27	....	....	*(225)	250
,, 29	....	....	3,055	16,467
			*(3,039)	....
,, 31	....	....	12,843	141,906
			*(19,743)	....
,, 32	....	....	*(5,633)	8,911
,, 37	....	....	670	3,238
,, 43	....	....	*(4,717)	10,363
,, 47	....	....	1,700	12,190
			*(1,445)	....
,, 50	....	....	80	1,587
			*(1,035)	....
,, 52	....	....	24,680	191,074
,, 53	....	....	149	3,227
			*(1,303'-2")	....
,, 54	....	....	*(770)	684
,, 57	....	....	1,400	6,222
,, 58	....	....	1,325	18,882
			*(936)	....
,, 60	....	....	16,447	42,562
,, 61	....	....	1,579	10,526
,, 66	....	....	2,914	15,542
			*(3,424)	....
Total ..	....	....	124,269	676,695
	....	....	*(55,731'-10")	....
GRAND TOTAL ..	137,714'-4"	609,230	1,34,102	746,712
	or 26.08 miles		or25.40 miles	....
	*(44,413'-7")		*(71,802'-10")	....

(a) Out of Scheme No. 3.
(b) ,, ,, ,, ,, 9.
* Foot-paths not included.

J—3.

J-1 and J-2.

Total.		Cost of construction to end of 1924-25 (excluding cost of land).	Remarks.
Length.	Area.		
Ft.	Sq. yards	Rs.	Road length in running feet.
12,556	56,718	3,45,463	
....	.....	....	128′=204
19,409	83,678	3,04,700	80′=14,680½
*(14,008)	.....	....	70′=2,234
4,276	26,406	1,58,597	60′=9,158
*(4,002)	.....	.....	50′=8,872½
.....	.....	.....	40′=44,855¼
1,11,306′-4″	5,12,445	19,25,170	Under 40′=57,120½
*(42,474′-7″)	....	....	Set-back = 590
147,547′-4″	679,247	27,33,930	Total = 137,714½
.....	....	....	
*(60,484′-7″)	....	....	
716	2,471	23,144	
*(1,161)	....	.....	
*(6,045′-8″)	9,621	1,68,380	
*(5,937)	8,712	1,50,558	
240	1,066	2,00,657	
42,611	1,23,140	38,92,236	
13,860	47,347	16,94,241	
*(318)	707	4,153	
*(225)	250	26,021	
3,055	16,467	2,92,143	
*(3,039)	.....	....	
12,843	1,41,906	17,85,784	
*(19,743)	.....	....	
*(5,633)	8,911	1,27,507	
670	3,238	1,64,771	
*(4,717)	10,363	6,29,726	
1,700	12,190	5,74,577	
*(1,445)	.....	....	
80	1,587	93,318	
*(1,035)	.....	....	
24,680	1,91,074	29,00,328	
149	3,227	1,31,287	
*(1,303′-2″)	.....	.....	
*(770)	684	39,189	
1,400	6,222	5,08,000	
1,325	18,882	3,20,690	
*(936)	.....	.....	
16,447	42,562	9,66,790	
1,579	10,526	91,403	
2,914	15,542	2,76,817	
*(3,424)	.....	.....	
124,269	676,695	1,50,61,720	
*(55,731′-10″)	.....	....	
271,816′-4″	1,355,942	1,77,95,650	
51.48 miles.	....	....	
*(116,216′-5″)	....	....	

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Statement showing Dishousing and Rehousing operations

(Vide Report,

YEAR.	Number of tenements demolished during the year.				Number of tenements provided							
					In Board's Chawls (including B., D. D. & Mills Chawls.)			In Police Accommodation Schemes.				
	One-room.	Two-room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One-room.	Two-room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1898–99 to 1923–24	21,150	4,485	2,919	28,554	12,108	1,895	14,003	2,145	29	105	145	2,424
1924–25 ..	1,111	194	116	1,421	10,631	—307 (a)	10,324	217	22	9	8	256
Grand Total 1898–1925 ..	22,261	4,679	3,035	29,975	22,739	1,588	24,327	2,362	51	114	153	2,680
Total 1898–05 ..	4,110	479	291	4,880	597	..	597	...	..	...	..	..
,, 1905–09 ..	7,191	1,680	862	9,733	2,247	248	2,495	778	4	11	26	819
,, 1909–25 ..	10,960	2,520	1,882	15,362	19,895	1,340	21,235	1,584	47	103	127	1,861
Grand Total 1898 to 31st March 1925 ..	22,261	4,679	3,035	29,975	22,739	1,588	24,327	2,362	51	114	153	2,680

N-1.

on Trust Estates since the commencement of the Trust.

para 11.)

during the year.												
In Board's Lessee's Buildings.					Total.				Grand Total.	Net addition to (+) or reduction from (—) number of tenements in City through operation in Trust Estate. (Column 23-5.)		REMARKS.
One-room.	Two-room.	Larger.	Servants' quarters.	Total.	One-room.	Two-room.	Larger.	Servants' quarters.		In year.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	25	26
7,589	2,181	3,389	1,853	15,012	23,737	2,210	3,494	1,998	31,439	+ 2,885	+ 2,885	
331	246	144	40	761	10,872	268	153	48	11,341	+ 9,920	+ 9,920	(*a*) S. P. Sheds built :— Chowpati East = 20 Flats Schedule C land = 89 Total 109 S. P. Sheds demolished :— Scheme 3 = 240 „ 29 = 176 416 — 307
7,920	2,427	3,533	1,893	15,773	34,609	2,478	3,647	2,046	42,780	+ 12,805	+ 12,805	
187	36	154	340	717	784	36	154	340	1,314	— 3,566	— 3,566	
505	173	401	415	1,494	3,778	177	412	441	4,808	— 4,925	— 8,491	
7,228	2,218	2,978	1,138	13,562	30,047	2,265	3,081	1,265	36,658	+ 21,296	+ 12,805	
7,920	2,427	3,533	1,893	15,773	34,609	2,478	3,647	2,046	42,780	+ 12,805	+ 12,805	

R. H. A. DELVES, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Statement Showing Dishousing and Rehousing Operations

(Vide Report

Number of tenements

Estate and Scheme No.	Number of tenements demolished during the year.				(In Board's Chawls. (includi g B ,D. D. & Mills chawls).			In Police Accommodation Schemes.				
	One-room.	Two-room.	Larger.	Total.	Perma-nent.	Semi-permanent.	Total.	One-room.	Two-room.	Larger.	Servants' quarters.	Tota .
1	2	3	4	5	6	7	8	9	10	11	12	13
Scheme												
1st Nagpada ... 1	2,241	87	41	2,369	1,381	3	1,384	69	..	4	9	82
Princess Street 2	2,531	816	463	3,810	736	5	741	..	..	5	12	17
Sandhurst Road 3, Police Accmn. 35&39	5,804	1,150	540	7,494	1,482	..	1,482	269	..	10	6	225
Gamdevi Estate 4	191	32	66	289	..	..	..	..	..	7	8	15
Dadar-Matunga 5	197	60	86	343	..	..	..	..	..	..	..	..
Sion-Matunga 6 Kingsway P.A. 63	173	47	36	256	15	115	130	114	..	7	8	129
Colaba Reclamation 7	..	..	..	..	..	..	..	..	..	..	..	..
Mandvi Koliwada 8	1,514	272	164	1,950	222	*249	471	..	..	..	..	..
Agripada West and Central 9, 13 & 30	5	2	2	9	..	9	9	124	4	7	9	144
Duncan Road P.A. 17	6	5	6	17	..	..	..	6	2	..	..	8
Mathew Road 27	206	96	86	388	..	..	..	..	..	..	..	..
Nowroji Hill 29 and P. A. Scheme 55	4,372	820	454	5,646	372	58	430	30	..	7	16	53
Lalbag and Supari-baug 31	371	200	179	750	480	242	722	..	..	..	..	..
Agripada East 32	1,902	77	68	2,047	890	616	1,506	..	..	..	..	..
Bhatwadi 33	101	90	46	237	..	..	..	..	..	..	..	..
Chunam Kiln 34 & 36	..	3	..	3	..	..	..	309	5	16	12	342
Sydenham Road 37	888	552	490	1,930	..	125	125	..	..	..	..	..
Byculla P.A. 40	..	..	..	..	..	..	..	149	25	13	18	205
Undria Street 41	54	41	75	170	..	..	..	..	..	..	..	..
Spring Mill chawls 42	..	..	..	..	504	..	504	..	..	..	..	..
Parel Road, Central 43	7	4	22	33	..	..	..	..	..	..	..	..
Flat land Schedule C land.	..	..	..	..	..	89	89	..	..	..	..	..
Palton Road P.A. 45	..	..	..	..	..	..	..	347	10	14	16	387
Parel Rd., Northern 47	836	172	71	1,079	..	..	..	..	..	..	..	..
Mahim P.A. 48	..	..	..	..	..	..	..	88	..	6	8	102
Mazagon Street 50	149	13	11	173	1,280	14	1,294	..	..	..	..	..
Century Mill chawls 51	..	..	..	...	476	..	476	..	..	..	..	..
Worli Street Scheme 52	213	35	49	297	..	..	..	..	..	..	..	..
Foras Road 53	1	..	2	3	1,504	33	1,537	..	..	..	..	..
Kolbhatwadi Street 54	261	50	23	334	..	..	..	..	..	..	..	..
Mazagon P.A. 55A	..	..	..	..	..	..	..	98	3	4	8	113
Dharavi Street 56	49	7	2	58	..	..	..	..	..	..	..	..
Sewri-Wadala Street 57	42	13	22	77	..	..	..	..	..	..	..	..
Worli Extension St. 58	88	9	8	105	..	..	..	..	..	..	..	..
Naigaum Street 60	54	21	20	95	3,590	10	3,600	110	..	7	6	123
Fergusson Road 61	..	..	..	..	9,586	..	9,586	..	..	..	..	..
Love Lane Street 62	5	2	1	8	..	..	..	..	..	..	..	..
Housing Scheme, David Mill 65	..	3	2	5	221	..	221	..	..	..	..	..
Wellington Lines 20	..	..	..	..	..	..	..	..	..	..	..	..
Connaught Road 12	..	..	..	..	..	..	..	25	2	2	5	34
Chowpati East & West.	..	..	..	..	..	20	20	..	..	..	..	..
Hornby Rd. Estate 22	..	..	..	..	..	..	..	..	..	..	..	..
Marine Lines Estate ...	..	..	..	..	..	..	..	..	..	..	..	..
Wodehouse Estate. 21	..	..	..	..	..	..	..	684	..	5	12	701
Grand Total 1898 to 1925 ..	22,261	4,679	3,035	29,975	22,739	1,588	24,327	2,362	51	114	153	2,680

No 2.

on Trust Estates since the commencement of the Trust.

para 11.)

provided during the year.

In Board's Lessees' Buildings.					Total.						
One-room.	Two-room.	Larger.	Servants' quarters.	Total.	One-room.	Two-room.	Larger.	Servants' quarters.	Grand Total.	Net addition to (+) or reduction from (-) number of tenements in City through operation in Trust Estate.	REMARKS.
14	15	16	17	18	19	20	21	22	23	24	25
793	178	138	6	1,115	2,246	178	142	15	2,581	+ 212	
1,213	364	322	38	1,937	1,954	364	327	50	2,695	— 1,115	
1,279	830	714	48	2,871	2,970	830	724	54	4,578	— 2,916	
9	6	453	161	629	9	6	460	169	644	+ 355	
502	222	339	116	1,179	502	222	339	116	1,179	+ 836	
...	..	..	..	..	244	..	7	8	259	+ 3	
..	..	173	250	423	..	..	173	250	423	+ 423	
599	67	23	..	689	1,070	67	23	..	1,160	— 790	*249 S.P. sheds handed over to the Development Department but the displaced tenants are still there.
226	30	352	349	957	359	34	359	358	1,110	+ 1,101	
..	..	..	..	..	6	2	..	..	8	— 9	
16	..	85	21	122	16	..	85	21	122	— 266	
478	71	70	..	619	938	71	77	16	1,102	— 4,544	
1,807	538	272	20	2,637	2,529	538	272	20	3,359	+ 2,609	
330	38	33	..	401	1,836	38	33	..	1,907	— 140	
..	9	24	..	33	..	9	24	..	33	— 204	
..	..	6	..	6	309	5	22	12	348	+ 345	
..	..	..	..	..	125	..	..	..	125	— 1,805	
..	..	..	..	..	149	25	13	18	205	+ 205	
..	..	..	..	..	..	..	..	..	..	— 170	
..	..	..	..	..	504	..	..	..	504	+ 504	
..	..	..	..	..	..	..	..	..	..	— 33	
30	8	4	..	42	119	8	4	..	131	+ 131	
..	..	..	..	..	347	10	14	16	387	+ 387	
..	..	..	..	..	..	..	..	..	..	— 1,079	
..	..	..	..	..	88	..	6	8	102	+ 102	
..	..	..	..	..	1,294	..	..	..	1,294	+ 1,121	
..	..	..	..	..	476	..	..	..	476	+ 476	
..	..	..	..	..	..	..	..	..	..	— 297	
..	..	..	..	..	1,537	..	..	..	1,537	+ 1,534	
45	..	..	..	45	45	..	..	..	45	— 289	
..	..	..	..	..	98	3	4	8	113	+ 113	
..	..	..	..	..	..	..	..	..	..	— 58	
..	..	..	..	..	..	..	..	..	..	— 77	
..	..	..	..	..	..	..	..	..	..	— 105	
190	..	..	..	190	3,900	..	7	6	3,913	+ 3,818	
..	..	..	..	..	9,586	..	..	..	9,586	+ 9,586	
..	..	..	..	..	..	..	..	..	..	— 8	
..	..	..	..	..	221	..	..	..	221	+ 216	
54	..	110	177	341	54	..	110	177	341	+ 341	
15	30	46	14	105	40	32	48	19	139	+ 139	
121	..	160	117	398	141	..	160	117	418	+ 418	
117	36	127	231	511	117	36	127	231	511	+ 511	
..	..	51	160	211	..	..	51	160	211	+ 211	
96	..	31	185	312	780	..	36	197	1,013	+ 1,013	
7,920	2,427	3,533	1,893	15,773	34,609	2,478	3,647	2,046	42,780	+ 12,805	

R. H. A. DELVES, *Chairman,*
City of Bombay Improvement Trust.

Appendix O-2.

(*Vide* Report, para 4.)

Scheme No. 57, Case No. 415.

Reference No. 7 of 1923.

The property in this Reference abutted on Naigaum Road. It measures 21,874 square yards and was held of Government on Toka tenure.

2. The Land Acquisition Officer awarded Rs. 1,58,681 for all interests in the property. The claimants appealed against this award on two grounds, *viz.*, that the property was agreed to be sold on 18th July 1919 (the date of Declaration being the 27th November 1919) for Rs. 1,85,000 and that what was agreed to be sold was the Toka tenant's interest only.

3. The Tribunal on the evidence held, as regards the first point, that the price of Rs. 1,85,000 agreed upon represented the market value of the property on the date on which it was purchased.

4. As regards the second point, it was argued on behalf of the claimants that the whole amount of Rs. 1,85,000 ought to be paid to the claimants, and that the value of Government's interest for Toka should be paid by the Acquiring Body to Government in addition to the amount paid to the claimants.

It was brought out in evidence that the purchaser did not know what Toka tenure was and that he had never bought land before. The majority of the Tribunal held on the evidence that the price mentioned in the agreement was not for the mere interest of the Toka tenant but for the freehold.

5. The Land Acquisition Officer's award was increased by Rs. 26,319, but the applicants were ordered to bear their own costs. The claimants applied for a certificate for leave to appeal which was granted, but the application for the admission of the appeal was disallowed and the appeal fell through.

Scheme No. 57, Cases Nos. 271, 272, 410 and 247A.

Reference No. 55 of 1923.

In this Reference the main point to be considered was method to be adopted in valuing a dyeing factory.

2. The factory embraced 30,132 square yards of Government Toka land, with five structures, a well and appliances suitable for the equipment and working of a dyeing factory.

The average profit of the factory was ascertained from the claimant's books to be Rs. 52,500 per annum.

3. The total claim put forward by the claimant amounted to Rs. 4,69,181 exclusive of the Toka interest of Government, or over Rs. 5 lacs for all interests, against Rs. 2,44,571 which the Land Acquisition Officer had awarded for all interests.

4. The claim was based on the value of land and also on the full depreciated value of all the structures on the land as a going concern, and 3 years' net profits for damages sustained by reason of the acquisition injuriously affecting the owner's earnings.

5. The Tribunal held that the claimant was not entitled to the full depreciated value of the structures standing on the land, but that he was entitled to the present value of the income from the buildings (taking 6 per cent. on the cost of the buildings new as income) for 10 years, which was assumed to be the reasonable period of expectancy, since the business was a licensed one, and the locality was fast developing into a residential area. The amount so calculated and allowed came to 59 per cent. of the full depreciated value, while the Trust had allowed 50 per cent. in their valuation.

6. The Tribunal upheld the contention of the Trust that the claimant was not entitled to more than 6 months' net profits, as he had had ample time to re-establish himself in another locality without any loss to his business. In this connection the Tribunal remarked : " If the claimant had been reasonably diligent in similarly establishing his factory elsewhere, there is no reason why his earnings should have been injuriously affected to an extent more than the average income of the factory for a period of six months."

7. On the whole, the Tribunal awarded an excess of Rs. 4,164, but the claimant was ordered to pay his own costs and also two-thirds of the costs of the Trust as the Tribunal were of opinion that his claim was extravagant.

Scheme No. 60, Case No. 58.

Reference No. 220 of 1921.

The property in the above Reference abuts on Bhoiwada Road and admeasures 22,896 square yards of Pension and Tax land. It was purchased by the claimant in January 1917 at Re. 1-6-0 per square yard. The Land Acquisition Officer awarded Rs. 8 per square yard, an increase of 500 per cent.

2. The Tribunal by a majority increased the award to Rs. 12 per square yard, which represents an advance of nearly 800 per cent. over the purchase price.

3. The dissenting member of the Tribunal—the President—remarked, " having regard to the large amount of interior land in the land under reference, and its depth and shape and small frontage, the amount awarded by the Land Acquisition Officer is sufficient."

4. The Trust have filed an appeal to the High Court and this appeal will come on for hearing in due course.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1925.

BOMBAY IMPROVE

RECEIPTS AND EXPENDITURE

EXPENDITURE.	Amount expended to 31st March 1924.	Amount expended during 1924-25.	Total.
CAPITAL ACCOUNT.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Schedule value of C & D lands	70,74,413 13 7	.....	70,74,413 13 7
Refund of preliminary expenses to Government ...	38,018 11 7	.....	38,018 11 7
Expenditure on acquisition (v. Appendix III) ...	10,12,66,466 12 0	26,89,608 0 9	10,39,56,074 12 9
Do. on works (do.) ...	5,05,90,342 4 4	82,59,944 10 7	5,88,50,286 14 11
General surveys	72,084 0 11	.....	72,084 0 11
Tools and plant	6,56,299 9 10	56,813 0 0	7,13,112 9 10
Premia for designs of chawls	1,000 0 0	.....	1,000 0 0
Balance carried to balance sheet	.....	1,35,35,694 8 7	1,35,35,694 8 7
Total ...	15,96,98,625 4 3	2,45,12,060 3 11	18,42,40,685 8 2
GENERAL ACCOUNT.			
Expenditure (v. Appendix V)	.....	95,15,680 9 8	95,15,680 9 8
Total ...	.....	95,15,680 9 8	95,15,680 9 8
SINKING FUND ACCOUNT.			
Cost of investments (face value Rs. 83,45,300) ...	71,28,497 0 5	8,59,464 0 0	79,87,961 0 5
Balance	76 13 4	*Cr. 88 13 9*	*Cr. 12 0 5*
Total ...	71,28,573 13 9	8,59,375 2 3	79,87,949 0 0
PROVIDENT FUND ACCOUNT.			
Advances to Trust employés	5,658 12 0	9,062 5 0	14,721 1 0
Balance	9,07,537 7 2	1,38,100 2 0	10,45,637 9 2
Total ...	9,13,196 3 2	1,47,162 7 0	10,60,358 10 2
MISCELLANEOUS ACCOUNTS.			
Advances to Contractors, etc.	4,37,186 1 11	64,339 9 8	5,01,525 11 7
Sewri-Wadala quarry	1,47,030 14 6	17,754 0 4	1,64,784 14 10
Nowroji Hill quarry	3,421 11 8	*Cr. 43,175 12 7*	*Cr. 39,754 0 11*
Interest payable to debenture holders—with banks—			
Hongkong Bank	.....	10,225 3 4	10,225 3 4
Imperial Bank of India, Bombay	.....	1,08,270 0 0	1,08,270 0 0
Chartered Bank, London	.....	1,660 0 0	1,660 0 0
Total ...	.....	.....	7,46,711 12 10

MENT TRUST.

FOR THE YEAR 1924-1925.

RECEIPTS.	Amount received to 31st March 1924.	Amount received during 1924-25.	Total.
CAPITAL ACCOUNT.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Schedule value of C & D lands	70,74,413 13 7	.....	70,74,413 13 7
Debt due to the general public (v. Appendix II (*b*) ...	13,46,21,856 5 10	1,00,00,000 0 0	14,46,21,856 5 10
Special grants from the Government of India ...	54,00,000 0 0	.....	54,00,000 0 0
Sale proceeds of lands and buildings (App. Ib) ...	1,81,46,946 5 9	15,45,644 11 5	1,96,92,591 1 2
Revenue surpluses (details as per footnote)	1,39,12,754 13 2	*Dr.* *64,60,930 9 7*	74,51,824 3 7
Total ...	17,91,55,971 6 4	50,84,714 1 10	18,42,40,685 8 2
GENERAL ACCOUNT.			
Receipts (v. App. IV)	.....	77,98,573 0 6	77,98,573 0 6
Balance charged to capital under section 79 (2) of the Act.	.....	17,17,107 9 2	17,17,107 9 2
Total ...	.....	95,15,680 9 8	95,15,680 9 8
SINKING FUND ACCOUNT.			
Amount received from general account revenue under section 55 (1) of Act.	51,61,113 0 0	5,54,375 0 0	57,15,488 0 0
Interest accrued to date	19,67,460 13 9	3,05,000 2 3	22,72,461 0 0
Total ...	71,28,573 13 9	8,59,375 2 3	79,87,949 0 0
PROVIDENT FUND ACCOUNT.			
Trustees' contribution and interest	4,87,102 10 8	73,832 2 5	5,60,934 13 1
Employees' subscription and interest	4,26,093 8 6	73,330 4 7	4,99,423 13 1
Total ...	9,13,196 3 2	1,47,162 7 0	10,60 358 10 2
MISCELLANEOUS ACCOUNTS.			
Deposit Miscellaneous—			
Deposits from lessees, contractors, etc.	4,33,991 2 3	27,377 8 8	4,61,368 10 11
Interest on security deposits, etc.	1,814 1 10	*Dr. 1,142 7 9*	671 10 1
Gallery projection fees	80,299 4 8	*Dr. 7,107 2 0*	73,192 2 8
Income tax (unpaid)	4 5 7	555 10 0	559 15 7
Interest payable to debenture holders—			
Hongkong Bank	.....	10,225 3 4	10,225 3 4
Imperial Bank of India, Bombay	.....	1,08,270 0 0	1,08,270 0 0
Chartered Bank, London	.....	1,660 0 0	1,660 0 0
			6,55,947 10 7
Balance ...	.....	.....	90,764 2 3
Total ...	.....	.....	7,46,711 12 10

Surplus from general account			Rs. 1,39,12,754 13 2
Less—Deficits from General Account to end of 1923-1924.	Rs.	26,64,423 10 4	
Do. do. during 1924-1925 ...	„	17,17,107 9 2	
Balance paid to Government, etc. ...	„	19,39,128 3 0	
Loss on sales of 3½ per cent. G. P. Notes ...	„	90,271 3 1	
			64,60,930 9 7
			74,51,824 3 7

BALANCE SHEET AS ON

Liabilities.	Total.
	Rs. a. p.
Balance of Capital Account	1,35,35,694 8 7
Sinking Fund Account	79,87,949 0 0
Provident Fund Account	10,60,353 10 2
Miscellaneous Accounts	6,55,947 10 7
Total ...	2,32,39,949 13 4

Securities as on 31st March 1925.

	G. P. Notes and war loan bonds and notes.	Bombay Municipal debentures.	Port Trust debentures.	Bombay Improvement Trust debentures.	Total.
	Rs.	Rs.	Rs.	Rs.	Rs.
In Banks.					
Investment of surplus cash balances including special investments for Provident Fund.	16,20,300	500	2,41,000	20,000	18,81,800
Investment of Sinking Fund money ...	4,92,200	2,13,500	1,01,500	33,08,000	41,15,200
Depositors' securities ...	11,96,500	25,000	1,21,000	20,000	13,62,500
In Secretary's custody.					
Investment of surplus cash balances including special investment for Provident Fund.	67,78,900	.....	.....	36,91,000	1,04,69,900
Investment of Sinking Fund money ...	14,21,100	.....	.....	28,09,000	42,30,100
Depositors' securities ...	4,600	.....	.....	.....	4,600
Total	1,15,13,600	2,39,000	4,63,500	98,48,000	2,20,64,100

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

P. K. WATTAL,
Examiner, Outside Audit. } *Auditor.*

Bombay, 12th January 1926.

31st MARCH 1925.

Assets.			Total.		
			Rs.	a.	p.
Cash balance invested (details shown below)			1,08,27,135	12	0
Other balances (deposits current account, etc.) (details shown below)			18,96,021	5	0
Sinking Fund Investment			79,87,961	0	5
Provident Fund special investment for—(details shown below)			10,25,478	6	0
Provident Fund—advances from—			14,721	1	0
Miscellaneous Accounts			7,46,711	12	10
Stores in stock ...	5,02,787	4 11			
Asphalt Suspense ...	2,39,133	3 2			
			7,41,920	8	1
Total ...			2,32,39,949	13	4

Specification of balances in banks and in hand :—

	Cash.		
	Rs.	a.	p.
Hongkong and Shanghai Banking Corporation	1,398	5	8
Imperial Bank of India	1,64,163	0	1
Chartered Bank of India, Australia and China	6,153	4	4
National Bank of India	1,541	14	4
Mercantile Bank of India	1,275	13	8
Bank of India	36,829	0	0
Eastern Bank	55,031	5	2
Yokohama Specie Bank	1,251	13	5
Comptoir National Bank	1,239	10	2
Central Bank (Tata Bank)	1,274	12	4
Central Bank of India	9,01,028	2	8
International Banking Corporation	7,01,037	10	7
Lloyds Bank	1,017	5	4
P. and O. Banking Corporation	1,571	10	5
Cash in hand	21,207	8	10
Total ...	18,96,021	5	0

Details of Investments.	Face value. Rs.	Cost. Rs.	a.	p.	Total Cost. Rs.	a.	p.
Investment of Cash Balances—							
Cost of 3½ per cent. Government Promissory Notes... ...	12,36,700	7,93,101	2	0			
,, 5 per cent. Government of India Loan	25,78,900	25,26,744	0	0			
,, 5½ ,, War Loan Bonds	4,500	4,613	12	0			
,, 6 ,, Government of India Bonds	37,90,000	37,90,901	14	0			
,, 4 ,, Bombay Municipal Debentures ...	500	355	0	0			
,, ,, ,, Bombay Port Trust ,, ...	2,000	1,420	0	0			
,, 6 ,, ,, ,, ,, ,, ...	25,000	25,000	0	0			
,, ,, ,, ,, Improvement Trust Debentures ...	36,91,000	36,91,000	0	0			
					1,08,27,135	12	0
Special investment for Provident Fund—							
Cost of 3½ per cent. Government Promissory Notes	32,100	31,443	14	6			
,, 4 ,, ,, ,, ,, ...	82,000	83,976	15	6			
,, 6 ,, ,, of India Bonds	5,00,000	5,00,000	0	0			
,, 6½ ,, Development Loan ,, ...	1,75,000	1,75,000	0	0			
,, 4 ,, Bombay Port Trust Debentures ...	2,14,000	2,15,607	8	0			
,, ,, ,, ,, Improvement Trust Debentures ...	20,000	19,450	0	0			
					10,25,478	6	0

C. P. GORWALLA,
Secretary and Chief Accountant.

R. H. A. DELVES,
Chairman.

Secretary's Office, Bombay 12th December 1925.

APPENDIX I.

CAPITAL ACCOUNT.

Cost of management and establishment.

Budget estimate for the year 1924-1925.	Particulars.	Actual expenditure for the year 1924-25.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (*1*) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's salary and allowances—		
41,400	Salary	35,550 0 0	
.....	Pension contribution, and leave allowance	10,141 15 0	
2,400	Conveyance allowance	2,400 0 0	
43,800			48,091 15 0
28,600	Trustees' fees	.....	15,090 0 0
	Secretary's department—		
1,69,400	Establishment	1,57,422 6 9	
3,000	Sundries	2,860 11 6	
3,400	Stationery	4,924 6 7	
12,000	Printing	11,198 13 3	
1,000	Clothing to peons	495 8 0	
600	Furniture	213 9 3	
1,89,400			177,115 7 4
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering department—		
3,90,000	Establishment	3,64,806 9 1	
3,06,000	Temporary establishment	.....*	
6,000	Survey instruments	808 13 0	
2,000	Furniture	934 6 11	
1,000	Clothing to peons	317 4 0	
	Contingencies—		
8,000	Printing	3,882 1 2	
18,000	Stationery	10,319 6 5	
7,000	Sundries	3,641 3 5	
7,38,600			3,84,759 12 0
	Land Manager's and Estate Agent's departments—		
	Estate Agent's department—		
1,05,000	Establishment	83,831 8 8	
	Land Manager's department—		
	Establishment—		
3,67,000	Permanent	2,65,154 13 11	
	Temporary	89,428 2 10	
1,000	Survey instruments	782 8 0	
2,000	Furniture	101 2 6	
3,000	Clothing to peons	1,948 7 0	
	Contingencies—		
4,000	Printing	3,972 6 11	
10,000	Stationery	8,167 15 8	
6,000	Sundries	4,434 11 6	
4,97,000			4,57,521 13 0
14,92,400	Carried over ..	... ..	10,82,878 15 4

* Distributed to works at the close of year.

Budget estimate for the year 1924-1925.	Particulars.	Actual expenditure for the year 1924-25.	
Rs.		Rs. a. p.	Rs. a. p.
14,92,400	Brought forward ...	.....	10,82,878 15 4
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
2,000	Bonuses	.....	.....
80,000	Land acquisition department	.....	47,739 9 4
62,000	Expenses of Tribunal	.....	64,537 11 11
	INCIDENTAL EXPENSES.		
3,000	Law expenses (general)	667 13 4	
65,000	Contribution to provident fund	59,485 4* 1	
28,000	Maintenance of administrative offices, Engineer's office, central stores, payshed and office furniture ...	9,522 2 1	
20,000	Disposal of lands (brokerage, etc.)	5,338 13 6	
18,000	Commission to banks	18,531 2 6	
89,000	Expenses of loan	.....	
3,600	Miscellaneous expenses	6,569 9 7	
15,000	Fees and other expenses to Consulting Engineers ...	10,486 11 0	
18,000	Gratuities and compassionate allowances	3,560 0 0	
5,000	Loss by sale of Securities	.....	
11,000	Maintenance of motor cars	11,663 0 1	1,25,824 8 2
2,75,600			
19,12,000	* Total cost of management and establishments ...	.....	13,20,980 12 9

*Distributed as under :—

To Capital account—Rs. 10,00,971 12 9
To General account—Rs. 3 20,009 0 0

C. P. GORWALLA,
Secretary and Chief Accountant.

R. H. A. DELVES,
Chairman.

Secretary's Office, Bombay, 12th December 1925.

Examined and found correct.

P. K. WATTAL,
Examiner, Outside Audit. } *Auditor.*

Bombay, 12th January 1926.

APPENDIX I (*b*).

CAPITAL ACCOUNT—*continued.*

Sale-proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1924-1925.	Particulars.	During 1924-25.	Total to end of 1924-25.
Rs.		Rs. a. p.	Rs. a. p.
	Schedule C—		
	Flats	1,63,826 8 0	8,84,239 14 0
	Cooperage Plot	5 0 0	630 0 0
	Marine Lines	3 0 0	3,346 0 0
	Wellington Lines	1,500 0 0	1,500 0 0
	Hornby Road	.....	40,383 0 0
63,945	Chowpati Estate	64,922 0 0	85,003 0 5
	Dispensary Plot	.....	83,453 2 9
	Plot South of Old Town Barracks	.....	95,600 0 0
	Parel Estate	25 8 0	9,28,205 11 5
	Wodehouse Road	.....	5,500 0 0
	Schedule D—		
	Connaught Road	.....	2,094 0 0
	Agripada West	8,006 0 0	1,71,878 4 5
.....	,, Central	.....	19,967 8 0
	,, East	.....	5,77,193 0 0
	Other lands in Schedule D	.....	89,965 10 6
	Schedule E—		
... ..	Colaba Reclamation	1,897 0 0	8,063 0 0
.....	Scheme No. 1 (First Nágpáda)	.....	1,36,020 15 0
.....	,, 2 (Princess Street)	.....	6,37,129 10 8
1,775	,, 3 (Sandhurst Road) ...	6,575 0 0	12,01,395 14 7
.....	,, 4 (Gámdevi)	7 0 0	3,22,693 9 6
28,284	,, 5 (Dadar-Matunga)	3,60,245 9 0	12,72,787 3 11
500	,, 6 (Sion-Matunga)	85,653 9 7	2,78,798 12 11
.....	,, 8 (Mándvi-Koliwáda)	.....	2,83,750 0 3
.....	,, 13 (Souter Street Extension, eastwards) ...	.....	13,012 8 0
.....	,, 27 (Mathew Road)	.....	3,21,957 1 10
6,000	,, 29 (Nowrojee Hill)	34,738 3 8	9,21,846 2 9
.....	,, 30 (Souter Street Extension, westwards) ...	25,801 0 0	1,57,801 0 0
1,200	,, 31 (Parel)	71,353 14 0	13,96,980 8 9
5,000	,, 32 (East Agripáda)	*Dr. 1,073 3 7*	8,95,538 6 10
.....	,, 33 (Bhatwádi)	.....	39,495 5 7
.....	,, 36 (Lamington Road)	.....	10,640 0 0
5,000	,, 37 (Sydenham Road)	13,692 1 11	2,41,067 5 2
1,11,704	Carried over ...	8,37,178 2 7	1,11,32,936 13 3

APPENDIX I*(b)*—*continued.*

CAPITAL ACCOUNT—*continued.*

Sale-proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1924-1925.	Particulars.	During 1924-25.	Total to end of 1924-25.
Rs.		Rs. a. p.	Rs. a. p.
1,11,704	Brought forward ...	8,37,178 2 7	1,11,32,936 13 3
500	Scheme No. 41 (Undria Street)	785 11 3	17,132 12 11
.....	,, 43 (Parel, Central)	371 9 7	86,202 8 7
500	,, 47 (Parel, Northern)	49,950 11 1	79,221 15 11
.....	,, 50 (Mazagaon)	2,998 6 6	45,822 13 1
26,000	,, 52 (Worli)	3,84,353 14 10	21,54,735 5 11
.....	,, 53 (Foras Road)	423 4 0	3,47,226 14 5
12,700	,, 54 (Kolbatwadi)	20,099 2 10	2,90,898 10 4
300	,, 56 (Dharavi)	19,136 11 11	2,77,216 8 2
12,359	,, 57 (Sewri-Wadala)	64,348 14 9	6,59,934 9 1
35,000	,, 58 (Worli-Extension)	68,432 10 9	3,03,059 11 6
4,12,937	,, 60 (Naigaum)	*Dr. 15,225 10 11*	24,99,444 1 9
... ..	,, 61 (Ferguson Road)	.....	16,84,210 8 0
.....	,, 62 (Love Lane)	1,12,791 2 3	1,12,791 2 3
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
6,12,000	Total Rupees ...	15,45,644 11 5	1,96,92,591 1 2

C. P. GORWALLA,
Secretary & Chief Accountant.

R. H. A. DELVES,
Chairman.

Secretary's Office, Bombay, 12th December 1925.

Examined and found correct.

P. K. WATTAL,
Examiner, Outside Audit. } *Auditor.*

Bombay, 12th January 1926.

APPENDIX

Sinking Fund

Loan.						
Description of loan (all for 60 years).	Date of issue.	Amount raised in lakhs and decimals.	Basis on which Fund is calculated.	Amount payable ½ yearly.	Total paid to date.	Instalments due.
1	2	3	4	5	6	6A
			Per cent.	Rs.	Rs.	
4 % Rupee coupon debenture loan.	1st Nov. 1899 ...	50	4	(*a*) 10,564	5,23,016	50
4 % Debenture loan ...	6th Sept. 1901 ...	30	,,	6,280	2,88,880	46
Do. ...	15th July 1902 ...	30	,,	6,280	2,76,320	44
Do. ...	20th Aug. 1903 ...	60	,,	12,560	5,27,520	42
Do. ...	7th Sept. 1904 ...	50	,,	(*b*) 10,493	4,18,455	40
Do. ...	12th Sept. 1905 ...	30	,,	6,280	2,38,640	38
Do. ...	2nd Oct. 1906 ...	20	3	(*c*) 6,148	2,21,219	36
Do. ...	24th Sept. 1907 ...	15	,,	4,610	1,56,727	34
Do. ...	8th Sept. 1908 ...	30	,,	9,219	2,95,019	32
4 % Sterling coupon debenture loan.	1st July 1909 ...	84·99	,,	25,654	7,95,282	31
Do. ...	1st July 1910 ...	(£ 5,66,600) 49·95 (£ 3,33,000)	,,	15,077	4,37,248	29
4 % Debenture loan ...	28th Aug. 1912 ...	25	,,	7,683	1,84,386	24
Do. ...	26th Aug. 1913 ...	18	,,	5,532	1,21,694	22
Do. ...	4th Aug. 1914 ...	50	,,	15,365	3,07,307	20
Do. ...	3rd Jan. 1916 ...	25	,,	7,683	1,38,288	18
6 % Do. ...	10th Nov. 1919 ...	40	4½	6,696	66,960	10
,, Do. ...	30th Apr. 1920 ...	70	,,	12,002	1,08,018	9
,, Do. ...	1st Nov. 1920 ...	275	,,	46,035	3,68,280	8
,, Do. ...	1st Nov. 1921 ...	95	,,	15,903	95,418	6
,, Do. ...	20th Feb. 1922 ...	45	,,	7,533	30,132	4
,, Do. ...	2nd Oct. 1922 ...	52	,,	8,705	34,820	4
,, Do. ...	22nd Jan. 1923 ...	8	,,	1,339	4,017	3
,, Do. ...	22nd Jan. 1923 ...	82	,,	13,727	41,181	3
,, Do. ...	14th March 1923...	30	,,	5,022	15,066	3
,, Do. ...	2nd Nov. 1923 ...	40	,,	6,696	13,392	2
,, Do. ...	2nd Jan. 1924 ...	20	,,	3,348	3,348	1
,, Do. ...	5th March 1924 ...	29	,,	4,855	4,855	1
,, Do. ...	1st Nov. 1924 ...	20	,,	3,348	.....	...
,, Do. ...	10th Nov. 1924 ...	60	,,	10,044	.....	...
,, Do. ...	2nd Jan. 1925 ...	20	,,	3,348	.....	...
Total ...	.....	14,53·94	.....	2,98,029	57,15,488	

C. P. GORWALLA,

Secretary & Chief Accountant.

Secretary's Office, Bombay, 12th December 1925.

II (*a*).

Statement.

Sinking Fund.

Interest accrued to date on amounts in column 6.	Total at credit of sinking fund (columns 6 + 7).	Amount required by law to be set aside to date.	Difference (column 8 ~ 9).	Remarks.
7	8	9	10	
Rs.	Rs.	Rs.	Rs.	
3,72,149	8,95,165	8,81,656	+13,509	(*a*) 16 instalments of Rs. 10,240 each and the rest at Rs. 10,564.
1,80 367	4,69,247	4,66,796	+2.451	
1,61,111	4,37,431	4,36,476	+955	
2,87,740	8,15,260	8,14,669	+591	
2,13,118	6,31,573	6,31,161	+409	(*b*) 5 instalments of Rs. 10,240 each and the rest at Rs. 10,493.
1,14,378	3,53,018	3,52,401	+617	
98,984	3,20,203	2,90,465	+29,738	(*c*) 1 instalment of Rs. 6,037-0-8 and the rest at Rs. 6,148-0-8.
65,191	2,21,918	2,02,532	+19,386	
1,13,465	4,08,484	3,75,105	+33,379	
2,91,980	10,87,262	10,03,117	+84,145	
1,47,321	5,84,569	5,42,752	+41,817	
50,090	2,34,476	2,19,991	+14,485	
29,833	1,51,527	1,42,933	+8,594	
67,235	3,74,542	3,55,295	+19,247	
26,666	1,64,954	1,57,420	+7,534	
6,604	73,564	74,163	-599	
9,432	1,17,450	1,18,267	-817	
28,049	3,96,329	3,98,624	-2,295	
5,179	1,00,597	1,00,949	-352	
1,008	31,140	31,164	-24	
1,163	35,983	36,013	-30	
83	4,100	4,108	-8	
861	42,042	42,115	-73	
315	15,381	15,408	-27	
139	13,531	13,543	-12	
.....	3,348	3,348	.....	
.....	4,855	4,855	.....	
.....	.....	.....		
.....	.....	.....	.....	
.....	.....	.....	.....	
22,72,461	79,87,949	77,15,329	+2,72,620	

Examined and found correct.

P. K. WATTAL,
Examiner, Outside Audit. } *Auditor.*

R. H. A. DELVES,
Chairman.

Bombay, 12th January 1926.

APPENDIX II (*b*).

Statement of loans raised by the Trust to end of March 1925.

Description of loans (all for 60 years).	Date of issue.	Amount raised in lakhs and decimals.	Average rate of issue.	Nett receipts.	Remarks.
1	2	3	4	5	
			Rs. a. p.	Rs. a. p.	
4 % Rupee coupon debenture loan.	1st Nov. 1899 ...	50	96 0 0	48,00,000 0 0	
4 % Debenture loan ...	6th Sept. 1901 ...	30	95 4 0	28,57,605 10 0	
Do. ...	15th July 1902 ...	30	98 2 0	29,43,850 0 0	
Do. ...	20th Aug. 1903 ...	60	100 4 0	60,14,991 14 0	(*a*) Period for Debentures issued to Imperial Bank of India to be repurchased (under agreement) have been extended on 30th April 1926; till then income tax is also payable by the Board.
Do. ...	7th Sept. 1904 ...	50	102 5 9	51,18,082 13 0	
Do. ...	12th Sept. 1905 ...	30	103 10 3	31,09,179 6 0	
Do. ...	2nd Oct. 1906 ...	20	100 15 9	20,19,687 8 0	
Do. ...	24th Sept. 1907 ...	15	98 4 2	14,73,880 8 11	(*b*) Debentures issued to Bombay Government are to be repurchased (under agreement on 1st November 1935; till then interest at 6¼ per cent. *plus* compensation for loss of income tax is payable by the Board.
Do. ...	8th Sept. 1908 ...	30	96 4 7	28,88,580 5 0	
4 % Sterling coupon debenture loan.	1st July 1909 ...	84·99 (£ 5,66,600)	95 12 0	81,37,792 8 0	
Do. ...	1st July 1910 ...	49·95 (£ 3,33,000)	99 0 6	49,45,050 0 0	
4 % Debenture loan ...	28th Aug. 1912 ...	25	101 12 8	25,44,789 7 8	
Do. ...	26th Aug. 1913 ...	18	100 15 7	18,17,555 15 0	(*c*) Debenture not yet issued to Government. Interest is payable to Government at 6½ per cent. nett, on loans received prior to 1st April 1923 at 6 per cent. nett, on loans received in 1923-24 and 5¾ per cent. for 1924-25.
Do. ...	4th Aug 1914 ...	50	97 0 3	48,50,810 6 3	
Do. ...	3rd Jan. 1916 ...	25	100 0 0	25,00,000 0 0	
6% Do. ...	10th Nov. 1919 ...	40	100 0 0	40,00,000 0 0	
„ Do. ...	30th Apr. 1920 ...	70 (*a*)	100 0 0	70,00,000 0 0	
„ Do. ...	1st Nov. 1920 ...	275 (*b*)	100 0 0	2,75,00,000 0 0	
„ Do. ...	1st Nov. 1921 ...	95 (*b*)	100 0 0	95,00,000 0 0	
„ Do. ...	20th Feb. 1922 ...	45 (*c*)	100 0 0	45,00,000 0 0	
„ Do. ...	2nd Oct. 1922 ...	52 (*c*)	100 0 0	52,00,000 0 0	
„ Do. ...	22nd Jan. 1923 ...	8 (*c*)	100 0 0	8,00,000 0 0	
„ Do. ...	22nd Jan. 1923 ...	82 (*c*)	100 0 0	82,00,000 0 0	
„ Do. ...	14th March 1923...	30 (*c*)	100 0 0	30,00,000 0 0	
„ Do. ...	2nd Nov. 1923 ...	40 (*c*)	100 0 0	40,00,000 0 0	
„ Do. ...	2nd Jan. 1924 ...	20 (*c*)	100 0 0	20,00,000 0 0	
„ Do. ...	5th March 1924 ...	29 (*c*)	100 0 0	29,00,000 0 0	
„ Do. ...	1st Nov. 1924 ...	20 (*c*)	100 0 0	20,00,000 0 0	
„ Do. ...	10th Nov. 1924 ...	60 (*c*)	100 0 0	60,00,000 0 0	
„ Do. ...	2nd Jan. 1925 ...	20 (*c*)	100 0 0	20,00,000 0 0	
Total ...	.....	14,53·94	.....	14,46,21,856 5 10	

Examined and found correct.

C. P. GORWALLA,
Secretary and Chief Accountant,
Secretary's Office, Bombay, 12th December 1925.

P. K. WATTAL,
Examiner, Outside Audit.

R. H. A. DELVES,
Auditor.

Chairman.

Bombay, 12th January 1926.

APPENDIX III.

Statement of expenditure on works.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of expenditure on works.

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
IMPROVEMENT OF LANDS VESTED IN THE BOARD.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Schedule C.—Lands.							
Flats	57,796 8 5	447 1 4	58,243 9 9	22,924 4 5	5,705 0 0	28,629 4 5	86,872 14 2
Flats A and K Plots	.....	4,37,705 14 8	4,37,705 14 8	.....	45,364 0 0	45,364 0 0	4,83,069 14 8
Chaupati Estate	95,147 0 6	30,131 0 8	1,25,278 1 2	1,08,305 7 4	7,474 0 0	1,15,779 7 4	2,41,057 8 6
Fire Service on Cotton Green Plot	5,021 1 4	.....	5,021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot, Scheme No. 22	1,04,677 13 0	.....	1,04,677 13 0	29,031 0 4	.....	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5,533 10 11	.....	5,533 10 11	10,284 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	4,212 2 10	.....	4,212 2 10	26,576 10 10
Filling in wells and payments for sites	36,194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special repairs on Kennedy Sea Face	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	7,638 3 4	.....	7,638 3 4	1,840 6 4	.....	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	2,655 0 0	.....	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	26,375 0 0	.....	26,375 0 0	26,375 0 0
Saluting battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1,844 0 0	.....	1,844 0 0	1,844 0 0
	4,28,422 5 9	4,68,284 0 8	8,96,706 6 5	2,23,925 8 1	58,543 0 0	2,82,468 8 1	11,79,174 14 6
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road construction and filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	28,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate, Scheme No. 11—								
Filling in site, etc.	2,90,314 0 0	.....	2,90,314 0 0	1,07,037 1 8	.....	1,07,037 1 8	3,97,351 1 8	
Road construction	2,03,556 9 0	8,261 1 2	2,11,817 10 2	37,158 3 5	855 0 0	38,013 3 5	2,49,830 13 7	
Paving foot-paths	16,142 3 1	.....	16,142 3 1	1,045 0 0	.....	1,045 0 0	17,187 3 1	
Sundries	1,820 14 0	.....	1,820 14 0	427 0 0	.....	427 0 0	2,247 14 0	
Drainage	1,23,733 2 3	.....	1,23,733 2 3	6,035 0 0	.....	6,035 0 0	1,29,768 2 3	
Recreation ground	4,115 14 3	.....	4,115 14 3	282 0 0	.....	282 0 0	4,397 14 3	
Land west of Railway	3,850 11 6	.....	3,850 11 6	320 0 0	.....	320 0 0	4,170 11 6	
Acquisition (disposal)	.....	.....	.....	49,107 3 1	211 0 0	49,318 3 1	49,318 3 1	
Central Agripada—								
Sankli Street, Scheme No. 9—								
Land—								
Acquisition of properties	17,000 0 0	.....	17,000 0 0	9,814 5 0	.....	9,814 5 0	26,814 5 0	
Brokerage, law charges and sundries	271 6 3	...	271 6 3	23 8 0	.....	23 8 0	294 14 3	
Roads, etc.—								
Roads	8,435 12 4	.....	8,435 12 4	1,651 14 7	.....	1,651 14 7	10,087 10 11	
East Agripada—								
Acquisition	5,49,610 0 0	.....	5,49,610 0 0	9,049 0 0	.....	9,049 0 0	5,58,659 0 0	
Roads, etc.—								
Roads	44,252 0 5	.....	44,252 0 5	3,293 0 0	.....	3,293 0 0	47,545 0 5	
Filling in	57,840 6 2	.....	57,840 6 2	6,481 0 0	.....	6,481 0 0	64,321 6 2	
Other schedule D Lands—								
Lands at Matunga—								
Filling in	724 11 0	.....	724 11 0	3,701 2 9	.....	3,701 2 9	4,425 13 9	
Total Schedule D—Lands	13,47,273 8 9	8,261 1 2	13,55,534 9 11	2,41,326 4 11	1,066 0 0	2,42,392 4 11	15,97,926 14 10	
Schedule F.—Lands	.....	.....	.....	8 0 0	.....	8 0 0	8 0 0	
SCHEMES.								
Scheme No. 1.—"First Nagpada."								
Land—								
Acquisition of properties	15,30,319 2 0	.....	15,30,319 2 0	3,18,521 4 2	.....	3,18,521 4 2	18,48,840 6 2	
Brokerage, law charges and sundries	41,982 0 0	.....	41,982 0 0	6,465 2 0	.....	6,465 2 0	48,447 2 0	
Roads, etc.—								
Roads	75,747 7 8	.....	75,747 7 8	11,359 0 0	.....	11,359 0 0	87,106 7 8	
Open spaces	429 4 1	.....	429 4 1	62 0 0	.....	62 0 0	491 4 1	
Chawls—								
Agripada (4 blocks)	1,71,777 6 5	.....	1,71,777 6 5	58,897 7 1	.....	58,897 7 1	2,30,674 13 6	
,, (12 blocks)	5,01,553 10 5	.....	5,01,553 10 5	79,472 13 10	.....	79,472 13 10	5,81,026 8 3	
Nagpada (2 blocks)	91,996 14 6	.....	91,996 14 6	16,878 4 6	.....	16,878 4 6	1,08,875 3 0	
Sheds for sweepers	1,048 11 5	...	1,048 11 5	901 12 10	.....	901 12 10	1,950 8 3	
	24,14,854 8 6	.....	24,14,854 8 6	4,92,557 12 5	.....	4,92,557 12 5	29,07,412 4 11	
Carried over	41,90,550 7 0	4,76,545 1 10	46,67,095 8 10	9,57,817 9 5	59,609 0 0	10,17,426 9 5	56,84,522 2 3	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	41,90,550 7 0	4,76,545 1 10	46,67,095 8 10	9,57,817 9 5	59,609 0 0	10,17,426 9 5	56,84,522 2 3
SCHEMES—*continued.*							
Scheme No. 2.—"Princess Street."							
Land—							
Acquisition of properties	66,23,972 14 10	.....	66,23,972 14 10	7,17,362 15 2	.....	7,17,362 15 2	73,41,335 14 0
Brokerage, law charges and sundries	1,85,920 10 11	80 10 8	1,86,001 5 7	17,197 9 2	.....	17,197 9 2	2,03,198 14 9
Roads, etc.—							
Roads	1,88,152 1 6	73 8 0	1,88,225 9 6	39,200 12 4	7 0 0	39,207 12 4	2,27,433 5 10
Removal of debris	3,344 13 1	.....	3,344 13 1	827 0 0	.....	827 0 0	4,171 13 1
Chawls—							
Chandanwadi	4,79,238 0 1	.....	4,79,238 0 1	96,242 5 9	.....	96,242 5 9	5,75,480 5 10
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	46,846 4 2
Temporary sheds at Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,71,649 13 9	154 2 8	75,71,804 0 5	8,87,920 10 5	7 0 0	8,87,927 10 5	84,59,731 10 10
Scheme No. 3.—"Sandhurst Road."							
Land—							
Acquisition of properties	80,55,757 7 8	.....	80,55,757 7 8	9,38,545 4 5	.....	9,38,545 4 5	89,94,302 12 1
Brokerage, law charges and sundries	2,42,375 5 2	.....	2,42,375 5 2	24,619 10 1	.....	24,619 10 1	2,66,994 15 3
Roads, etc.—							
Roads	4,52,265 5 7	11,420 10 1	4,63,685 15 8	77,188 13 8	1,182 0 0	78,370 13 8	5,42,056 13 4
Filling in	5,704 6 8	.....	5,704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of debris	2,545 7 9	.....	2,545 7 9	367 0 0	.....	367 0 0	2,912 7 9
Play-ground	2,083 14 1	.....	2,083 14 1	149 0 0	.....	149 0 0	2,232 14 1
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional blocks at Agripada	2,56,943 2 2	.....	2,56,943 2 2	62,955 6 2	.....	62,955 6 2	3,19,898 8 4
One block at Nagpada	92 391 7 10	.....	92,391 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10,042 6 8
Semi-permanent huts at Chowpati	54,065 15 3	.....	54,065 15 3	12,112 10 3	.....	12,112 10 3	66,178 9 6
Sheds for bhangis and sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
Semi-permanent sheds at Mahalaxmi	25,457 11 5	543 10 9	26,001 6 2	3,308 0 0	56 0 0	3,364 0 0	29,365 6 2
	98,36,460 8 4	11,964 4 10	98,48,424 13 2	12,70,367 5 1	1,238 0 0	12,71,605 5 1	1,11,20,030 2 3

Scheme No. 4 — "Gamdevi."								
Land—								
Acquisition of properties	12,11,354 4 2	.....	12,11,354 4 2	1,63,573 6 11	.....	1,63,573 6 11	13,74,927 11 1	
Brokerage, law charges and sundries	67,097 5 2	.....	67,097 5 2	7,381 3 0	.....	7,381 3 0	74,478 8 2	
Roads, etc.—								
Roads	3,32,821 2 4	4,661 8 8	3,37,482 11 0	59,070 3 4	483 0 0	59,553 3 4	3,97,035 14 4	
Filling in	2,22,726 13 4	.....	2,22,726 13 4	44,315 8 0	.....	44,315 8 0	2,67,042 5 4	
Retaining walls	40,414 7 4	.....	40,414 7 4	8,376 0 0	.....	8,376 0 0	48,790 7 4	
Slip in Gibbs Road	80,280 3 0	.....	80,280 3 0	15,200 0 0	.....	15,200 0 0	95,480 3 0	
Steps for pedestrians on Hughes Road	107 15 0	.....	107 15 0	24 0 0	.....	24 0 0	131 15 0	
	19,54,802 2 4	4,661 8 8	19,59,463 11 0	2,97,940 5 3	483 0 0	2,98,423 5 3	22,57,887 0 3	
Scheme No. 5.— "Dádar-Matunga."								
Land—								
Acquisition of properties	23,36,636 11 3	3,003 0 0	23,39,639 11 3	4,45,266 3 11	*Cr. 1,26,795 0 0*	3,18,471 3 11	26,58,110 15 2	
Brokerage, law charges and sundries	71,743 12 8	327 3 4	72,071 0 0	5,125 5 1	.....	5,125 5 1	77,196 5 1	
Roads, etc.—								
Roads and passages	31,01,924 1 8	3,10,023 10 2	34,11,947 11 10	2,31,375 0 0	32,131 0 0	2,63,506 0 0	36,75,453 11 10	
Filling in	7,61,682 13 8	4,987 9 9	7,66,670 7 5	71,979 15 7	517 0 0	72,496 15 7	8,39,167 7 0	
Removal of debris	24 4 0	.....	24 4 0	.....	.....	.....	24 4 0	
Parks and open spaces	10,769 8 6	3,716 5 3	14,485 13 9	803 0 0	385 0 0	1,188 0 0	15,673 13 9	
Large sewers	17,852 7 9	2,508 10 1	20,361 1 10	1,496 0 0	260 0 0	1,756 0 0	22,117 1 10	
Storm water drains	64,230 2 2	89,610 12 4	1,53,840 14 6	4,468 0 0	9,287 0 0	13,755 0 0	1,67,595 14 6	
Miscellaneous	13,445 4 6	.....	13,445 4 6	1,083 0 0	.....	1,083 0 0	14,528 4 6	
Septic tanks	1,04,222 11 8	.....	1,04,222 11 8	5,957 0 0	.....	5,957 0 0	1,10,179 11 8	
Over bridge at Dadar	65,000 0 0	.....	65,000 0 0	8,450 0 0	.....	8,450 0 0	73,450 0 0	
Sewage disposal	28,584 8 7	85,868 4 10	1,14,452 13 5	3,718 0 0	8,900 0 0	12,618 0 0	1,27,070 13 5	
Carriage entrances	695 6 7	1,188 2 11	1,883 9 6	91 0 0	123 0 0	214 0 0	2,097 9 6	
Chawls—								
Semi-permanent sheds	28,850 5 9	1,624 0 0	30,474 5 9	1,497 0 0	168 0 0	1,665 0 0	32,139 5 9	
Chawls for Staff quarters	2,32,857 3 0	*Cr. 316 12 4*	2,32,540 6 8	17,862 0 0	*Cr. 33 0 0*	17,829 0 0	2,50,369 6 8	
Suspense—								
Materials at site	5,102 15 3	*Cr.29,451 11 2*	*Cr. 24,348 11 11*	457 0 0	.....	457 0 0	*Cr 23,891 11 11*	
	68,43,622 5 0	4,73,089 3 2	73,16,711 8 2	7,99,628 8 7	*Cr. 75,057 0 0*	7,24,571 8 7	80,41,283 0 9	
Carried over ...	3,03,97,085 4 5	9,66,414 5 2	3,13,63,499 9 7	42,13,674 6 9	*Cr. 13,720 0 0*	41,99,954 6 9	3,55,63,454 0 4	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	3,03,97,085 4 5	9,66,414 5 2	3,13,63,499 9 7	42,13,674 6 9	*Cr. 13,720 0 0*	41,99,954 6 9	3,55,63,454 0 4
SCHEMES—*continued.*							
Scheme No. 6.—"Sion-Matunga."							
Land—							
Acquisition of properties	20,04,215 14 7	8,854 0 0	20,13,069 14 7	2,06,109 10 8	1,997 0 0	2,08,106 10 8	22,21,176 9 3
Brokerage, law charges and sundries	61,743 9 6	137 5 0	61,880 14 6	6,022 0 1	.....	6,022 0 1	67,902 14 7
Roads, etc.—							
Roads							
Filling in	12,01,149 10 11	3,48,141 14 11	15,49,291 9 10	1,05,934 0 0	36,082 0 0	1,42,016 0 0	16,91,307 9 10
Storm water drains	28,61,513 6 10	3,55,008 8 1	32,16,521 14 11	2,54 333 0 0	36,793 0 0	2,91,126 0 0	35,07,647 14 11
Miscellanous	2,753 9 9	.....	2,753 9 9	179 0 0	.....	179 0 0	2,932 9 9
Underbridge—							
Construction (at Mahim)	23,189 6 9	.....	23,189 6 9	1,815 0 0	.....	1,815 0 0	25,004 6 9
Carriage entrances	44,922 14 4	.....	44,922 14 4	105 0 0	.....	105 0 0	45,027 14 4
Chawls—							
Semi-permanent sheds at Matunga	5,559 3 8	.....	5,559 3 8	728 0 0	.....	728 0 0	6,287 3 8
Workmen's cottages	2,11,604 3 2	1,624 0 0	2,13,228 3 2	10,896 0 0	169 0 0	11,065 0 0	2,24,293 3 2
Chawls for clerks	44,350 15 3	.....	44,350 15 3	3,069 0 0	.....	3,069 0 0	47,419 15 3
Temporary Bungalows (new ground floor cottages) ...	2,50,562 8 0	4,172 1 5	2,54,734 9 5	19,293 0 0	432 0 0	19,725 0 0	2,74,459 9 5
Suspense—	63,288 12 1	262 11 11	63,551 8 0	4,708 0 0	27 0 0	4,735 0 0	68,286 8 0
Cost of materials at site	33,320 13 2	*Cr. 946 3 7*	32,374 9 7	2,212 0 0	.....	2,212 0 0	34,586 9 7
Tools & plants	3,81,394 1 9	*Cr. 28,569 7 3*	3,52,824 10 6	.....	.....	.....	3,52,824 10 6
	71,89,569 1 9	6,88,684 14 6	78,78,254 0 3	6,15,403 10 9	75,500 0 0	6,90,903 10 9	85,69,157 11 0
Scheme No. 7.—"Colaba Reclamation."							
Land—							
Acquisition of properties	13,000 0 0	.....	13,000 0 0	8,449 0 0	.....	8,449 0 0	21,449 0 0
Brokerage, law charges and sundries	651 9 7	.....	651 9 7	54 1 5	.....	54 1 5	705 11 0
Roads, etc.—							
Roads							
Filling in	1,28,710 7 0	.....	1,28,710 7 0	29,886 8 10	.....	29,886 8 10	1,58,596 15 10
Protection works	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,244 15 4	2,44,284 8 8
	43,745 3 5	.....	43,745 3 5	7,639 0 0	.....	7,639 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	76,273 9 7	.....	76,273 9 7	4,76,420 6 11

Scheme No. 8—"Mandvi-Koliwada."								
Land—								
Acquisition of properties	19,80,881 13 3	.....	19,80,881 13 3	1,99,613 8 11	.....	1,99,613 8 11	21,80,495 6 2	
Brokerage, law charges and sundries	44,263 5 11	.....	44,263 5 11	4,480 3 2	.....	4,480 3 2	48,743 9 1	
Roads, etc.—								
Roads	64,006 2 8	235 9 10	64,241 12 6	13,019 4 1	24 0 0	13,043 4 1	77,285 0 7	
Removal of debris	618 6 11	.....	618 6 11	101 0 0	.....	101 0 0	719 6 11	
Chawls—								
Mandvi-Koliwada	2,55,610 6 8	.....	2,55,610 6 8	52,263 15 6	.....	52,263 15 6	3,07,874 6 2	
Paltan Road huts	21,610 5 7	.....	21,610 5 7	6,822 5 9	.....	6,822 5 9	28,432 11 4	
Sheds for sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6	
	23,66,995 2 6	235 9 10	23,67,230 12 4	2,76,300 5 5	24 0 0	2,76,324 5 5	26,43,555 1 9	
Scheme No. 13.—"Souter Street Extension Eastwards."								
Land—								
Acquisition of properties	20,785 14 3	.....	20,785 14 3	3,883 2 1	.....	3,883 2 1	24,669 0 4	
Brokerage, law charges and sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11	
Roads, etc.—								
Roads	8,815 13 0	100 0 0	8,915 13 0	2,320 0 0	10 0 0	2,330 0 0	11,245 13 0	
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4	
	55,118 11 7	100 0 0	55,218 11 7	10,693 9 0	10 0 0	10,703 9 0	65,922 4 7	
Scheme No. 27.—"Mathew Road."								
Land—								
Acquisition of properties	11,31,278 10 10	.....	11,31,278 10 10	1,41,082 5 2	.....	1,41,082 5 2	12,72,361 0 0	
Brokerage, law charges and sundries	34,100 4 4	.....	34,100 4 4	3,037 7 9	.....	3,037 7 9	37,137 12 1	
Roads, etc.—								
Roads	65,217 1 0	4,622 0 10	69,839 1 10	14,311 7 8	479 0 0	14,790 7 8	84,629 9 6	
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11	
	12,32,215 2 1	4,622 0 10	12,36,837 2 11	1,58,721 4 7	479 0 0	1,59,200 4 7	13,96,037 7 6	
Scheme No. 29.—"Nowrojee Hill."								
Land—								
Acquisition of properties	63,82,595 12 2	.....	63,82,595 12 2	6,09,034 15 7	8,051 0 0	6,17,085 15 7	69,99,681 11 9	
Brokerage, law charges and sundries	1,09,327 15 10	62 12 0	1,09,390 11 10	6,532 11 5	.....	6,532 11 5	1,15,923 7 3	
Roads, etc.—								
Roads	2,55,640 12 1	48,300 3 3	3,03,940 15 4	31,383 0 0	5,006 0 0	36,389 0 0	3,40,329 15 4	
Filling in	1,17,724 0 5	1,047 12 0	1,18,771 12 5	15,221 3 1	108 0 0	15,329 3 1	1,34,100 15 6	
Removal of debris	25,389 5 3	.....	25,389 5 3	4,052 0 0	.....	4,052 0 0	29,441 5 3	
Recreation ground	1,974 3 6	.....	1,974 3 6	147 0 0	.....	147 0 0	2,121 3 6	
Chawls—								
Nowrojee Hill Road	3,50,831 6 1	.....	3,50,831 6 1	29,561 6 11	.....	29,561 6 11	3,80,392 13 0	
Semi-permanent sheds	108,847 9 10	*Cr. 4,733 13 5*	1,04,113 12 5	6,401 0 0	*Cr. 490 0 0*	5,911 0 0	1,10,024 12 5	
Miscellaneous	162 11 0	.....	162 11 0	10 0 0	.....	10 0 0	172 11 0	
Suspense—								
Materials at site	283 4 3	*Cr. 6,682 7 10*	*Cr. 6,399 3 7*	.....	.....	.....	*Cr. 6,399 3 7*	
	73,52,777 0 5	37,994 6 0	73,90,771 6 5	7,02,343 5 0	12,675 0 0	7,15,018 5 0	81,05,789 11 5	
Carried over ...	4,89,93,907 4 1	16,98,051 4 4	5,06,91,958 8 5	60,53,410 3 1	74,968 0 0	61,28,378 3 1	5,68,20,336 11 6	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	4,89,93,907 4 1	16,98,051 4 4	5,06,91,958 8 5	60,53,410 3 1	74,968 0 0	61,28,378 3 1	5,68,20,336 11 6
SCHEMES—*continued.*							
Scheme No. 30.—"Souter Street Extension Westwards."							
Land—							
Acquisition of properties	79,542 4 10	.....	79,542 4 10	5,402 0 0	891 0 0	6,293 0 0	85,835 4 10
Brokerage, law charges and sundries	6,398 13 3	.....	6,398 13 3	521 14 6	.....	521 14 6	6,920 11 9
Roads, etc.—							
Roads	2,635 5 3	.....	2,635 5 3	1,468 0 0	.....	1,468 0 0	4,103 5 3
Filling in	27,579 9 6	.....	27,579 9 6	5,854 0 0	.....	5,854 0 0	33,433 9 6
	1,16,156 0 10	.....	1,16,156 0 10	13,245 14 6	891 0 0	14,136 14 6	1,30,292 15 4
Scheme No. 31.—"Parel."							
Land—							
Acquisition of properties	44,05,284 4 6	.....	44,05,284 4 6	4,52,067 5 1	2,396 0 0	4,54,463 5 1	48,59,747 9 7
Brokerage, law charges and sundries	86,067 15 9	307 14 8	86,375 14 5	3,705 5 0	.....	3,705 5 0	90,081 3 5
Roads, etc.—							
Roads	18,02,554 9 4	2,11,578 1 3	20,14,132 10 7	1,18,209 10 4	21,928 0 0	1,40,137 10 4	21,54,270 4 11
Filling in	3,24,303 9 10	10,371 13 1	3,34,675 6 11	23,287 0 0	1,075 0 0	24,362 0 0	3,59,037 6 11
Removal of debris	38 0 0	.....	38 0 0	.....	.....	.....	38 0 0
Large size storm water drains	96,342 2 4	.....	96,342 2 4	5,764 0 0	.....	5,764 0 0	1,02,106 2 4
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.....	76,426 6 3	3,89,745 12 11
Semi-permanent sheds	71,720 11 4	19,623 12 7	91,344 7 11	4,652 0 0	2,034 0 0	6,686 0 0	98,030 7 11
Sheds for sweepers and bhangis	1,044 10 5	.....	1,044 10 5	69 0 0	.....	69 0 0	1,113 10 5
Miscellaneous	235 14 0	.....	235 14 0	18 0 0	.....	18 0 0	253 14 0
Suspense—							
Materials at site	2,830 9 9	*Cr. 752 13 6*	2,077 12 3	.....	.....	.....	2,077 12 3
	71,03,741 13 11	2,41,128 12 1	73,44,870 10 0	6,84,198 10 8	27,433 0 0	7,11,631 10 8	80,56,502 4 8

Scheme No. 32.—"East Agripada."								
Land—								
Acquisition of properties	26,90,929 0 8	577 0 0	26,91,506 0 8	2,90,514 0 6	*Cr. 5,995 0 0*	2,84,519 0 6	29,76,025 1 2	
Brokerage, law charges and sundries	43,375 14 2	191 12 0	43,567 10 2	141 14 10	.....	141 14 10	43,709 9 0	
Roads, etc.—								
Roads	2,03,380 7 2	4,747 10 5	2,08,128 1 7	15,043 0 0	493 0 0	15,536 0 0	2,23,664 1 7	
Filling in	66,638 7 7	130 13 2	66,769 4 9	4,912 0 0	13 0 0	4,925 0 0	71,694 4 9	
Recreation ground	1,806 7 0	.....	1,806 7 0	99 0 0	.....	99 0 0	1,905 7 0	
Chawls—								
Semi-permanent sheds for weavers	33,457 7 6	.....	33,457 7 6	2,230 0 0	.....	2,230 0 0	35,687 7 6	
Semi-permanent sheds	1,72,366 12 4	30,672 7 8	2,03,039 4 0	11,326 0 0	3,180 0 0	14,506 0 0	2,17,545 4 0	
Chawls at Kalapani	3,93,049 2 8	8,085 13 10	4,01,135 0 6	17,635 0 0	839 0 0	18,474 0 0	4,19,609 0 6	
Chawls for Mahars	3,96,898 14 11	11,663 10 8	4,08,562 9 7	20,101 0 0	1,210 0 0	21,311 0 0	4,29,873 9 7	
Do. for Trust Peons	1,57,592 3 10	3,472 0 2	1 61,064 4 0	7,272 0 0	360 0 0	7,632 0 0	1,68,696 4 0	
Miscellaneous	167 4 3	.....	167 4 3	9 0 0	.....	9 0 0	176 4 3	
New chawls (on plot 72)	2,82,278 1 1	1,156 12 2	2,83,434 13 3	28,627 0 0	120 0 0	28,747 0 0	3,12,181 13 3	
Suspense—								
Materials at site	.....	560 15 4	560 15 4	.....	.....	.....	560 15 4	
	44,41,940 3 2	61,258 15 5	45,03,199 2 7	3,97,909 15 4	220 0 0	3,98,129 15 4	49,01,329 1 11	
Scheme No. 33.—"Bhatwadi."								
Land—								
Acquisition of properties	2,78,855 1 4	.....	2,78,855 1 4	27,076 0 0	.....	27,076 0 0	3,05,931 1 4	
Brokerage, law charges and sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11	
Roads	13,219 1 2	162 12 0	13,381 13 2	2,635 0 0	17 0 0	2,652 0 0	16,033 13 2	
	2,96,368 3 10	162 12 0	2,96,530 15 10	30,029 0 7	17 0 0	30,046 0 7	3,26,577 0 5	
Scheme No. 36.—"Lamington Road."								
Land—								
Acquisition of properties	2,21,482 8 0	.....	2,21,482 8 0	13,669 0 0	.....	13,669 0 0	2,35,151 8 0	
Brokerage, law charges and sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7	
Roads	37,983 5 0	1,245 7 10	39,228 12 10	9,854 0 0	129 0 0	9,983 0 0	49,211 12 10	
	2,65,475 4 7	1,245 7 10	2,66,720 12 5	23,876 0 0	129 0 0	24,005 0 0	2,90,725 12 5	
Scheme No. 37.—"Sydenham Road."								
Land—								
Acquisition of properties	1,07,23,849 15 4	4,03,000 0 0	1,11,26,849 15 4	6,84,991 7 9	64,222 12 9	7,49,214 4 6	1,18,76,064 3 10	
Brokerage, law charges and sundries	94,621 2 11	2,277 8 8	96,898 11 7	71 0 0	.....	71 0 0	96,969 11 7	
Roads, etc.—								
Filling in	.....	758 3 9	758 3 9	.....	78 0 0	78 0 0	836 3 9	
Roads	42,583 7 0	1,05,894 7 0	1,48,477 14 0	5,318 0 0	10,975 0 0	16,293 0 0	1,64,770 14 0	
Chawls—								
One room chawls	.....	85,972 15 4	85,972 15 4	.....	8,910 0 0	8,910 0 0	94,882 15 4	
Semi-permanent Sheds	18,526 12 6	...	18,526 12 6	1,228 0 0	.....	1,228 0 0	19,754 12 6	
Two room chawls	.....	28,308 9 0	28,308 9 0	.....	2,934 0 0	2,934 0 0	31,242 9 0	
Suspense—								
Materials at site	3,786 15 2	*Cr. 209 1 6*	3,577 13 8	.....	.....	.....	3,577 13 8	
	1,08,83,368 4 11	6,26,002 10 3	1,15,09,370 15 2	6,91,608 7 9	87,119 12 9	7,78,728 4 6	1,22,88,099 3 8	
Carried over ...	7,21,00,957 3 4	26,27,849 13 11	7,47,28,807 1 3	78,94,278 3 11	1,00,777 12 9	80,85,056 0 8	8,28,13,863 1 11	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	Total to end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	7,21,00,957 3 4	26,27,849 13 11	7,47,28,807 1 3	78,94,278 3 11	1,90,777 12 9	80,85,056 0 8	8,28,13,863 1 11
SCHEMES—*continued.*							
Scheme No. 41—"*Undria Street.*"							
Land—							
Acquisition of properties	4,62,356 0 0	.....	4,62,356 0 0	41,057 0 0	28 0 0	41,085 0 0	5,03,441 0 0
Brokerage, law charges and sundries	4,773 15 2	.....	4,773 15 2	.....	...	.....	4,773 15 2
Roads, etc.—							
Remodelling buildings	39,423 8 10	.....	39,423 8 10	2,953 0 0	... ..	2,953 0 0	42,376 8 10
Service passages	6,563 4 5	.....	6,563 4 5	482 0 0	.....	482 0 0	7,045 4 5
	5,13,116 12 5	.....	5,13,116 12 5	44,492 0 0	28 0 0	44,520 0 0	5,57,636 12 5
Scheme No. 43.—"*Parel Road Central.*"							
Land—							
Acquisition of properties	20,78,870 12 6	1,59,109 14 7	22,37,980 11 1	1,38,623 12 0	16,503 0 0	1,55,126 12 0	23,93,107 7 1
Brokerage, law charges and sundries	19,749 9 1	36 8 0	19,786 1 1	.....	.....	.....	19,786 1 1
Roads, etc.—							
Roads	3,12,584 12 8	2,53,856 3 4	5,66,441 0 0	36,975 0 0	26,310 0 0	63,285 0 0	6,29,726 0 0
Miscellaneous	33 2 0	.....	33 2 0	2 0 0	.....	2 0 0	35 2 0
Filling in	3,322 15 9	542 12 11	3,865 12 8	434 0 0	56 0 0	490 0 0	4,355 12 8
Suspense—							
Materials at site	1,910 15 4	*Cr. 249 4 7*	1,661 10 9	...	.....	.....	1,661 10 9
	24,16,472 3 4	4,13,296 2 3	28,29,768 5 7	1,76,034 12 0	42,869 0 0	2,18,903 12 0	30,48,672 1 7
Scheme No. 47.—"*Parel Road Northern.*"							
Land—							
Acquisition of properties	27,09,545 12 8	5,69,129 4 3	32,78,675 0 11	1,74,185 15 2	64,139 0 0	2,38,324 15 2	35,17,000 0 1
Brokerage, law charges and sundries	38,329 1 0	973 13 4	39,302 14 4	.....	.....	.....	39,302 14 4
Roads, etc.—							
Roads	2,01,457 4 8	3,21,630 8 1	5,23,087 12 9	18,155 0 0	33,334 0 0	51,489 0 0	5,74,576 12 9
Miscellaneous	29 10 0	.....	29 10 0	2 0 0	.....	2 0 0	31 10 0
Suspense—							
Materials at site	10,610 12 5	29,630 0 9	40,240 13 2	.....	.. ...	.....	40,240 13 2
	29,59,972 8 9	9,21,363 10 5	38,81,336 3 2	1,92,342 15 2	97,473 0 0	2,89,815 15 2	41,71,152 2 4

Scheme No. 49.—"Nepean Sea Road Reclamation."								
Land—								
Acquisition of properties	...	...	...	...	.....	639 0 0	.....	639 0 0	639 0 0
Brokerage, law charges and sundries	...	...	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Roads, etc.—									
Filling in	...	...	1,790 8 0	.....	1,790 8 0	135 0 0	.....	135 0 0	1,925 8 0
			2,006 2 0	.....	2,006 2 0	774 0 0	.....	774 0 0	2,780 2 0
Scheme No. 50—"Mazagaon Street Scheme."									
Land—									
Acquisition of properties	...	...	7,96,472 6 11	515 6 1	7,96,987 13 0	1,15,871 0 0	7,984 0 0	1,23,855 0 0	9,20,842 13 0
Brokerage, law charges and sundries	...	...	9,679 15 9	526 5 4	10,206 5 1	.....	.....	.....	10,206 5 1
Roads, etc.—									
Filling in	...	...	11,436 6 1	1,622 12 5	13,059 2 6	456 0 0	169 0 0	625 0 0	13,684 2 6
Roads	...	...	66,265 10 8	17,295 1 1	83,560 11 9	7,966 0 0	1,792 0 0	9,758 0 0	93,318 11 9
Chawls—									
Mazgaon chawls	...	...	19,81,420 4 9	6,946 13 2	19,88,367 1 11	1,43,423 0 0	720 0 0	1,44,143 0 0	21,32,510 1 11
Semi-permanent Sheds	...	...	*Cr. 3,453 11 10*	.....	*Cr. 3,453 11 10*	*Cr. 770 0 0*	.....	*Cr. 770 0 0*	*Cr. 4,223 11 10*
Miscellaneous	...	...	1,633 13 0	.....	1,633 13 0	167 0 0	.....	167 0 0	1,800 13 0
Suspense—									
Materials at site	...	...	*Cr. 304 5 2*	2,565 8 0	2,261 2 10	.....	.....	...	2,261 2 10
			28,63,150 8 2	29,471 14 1	28,92,622 6 3	2,67,113 0 0	10,665 0 0	2,77,778 0 0	31,70,400 6 3
Scheme No. 52.—"Worli Street."									
Land—									
Acquisition of properties	...	...	79,71,596 12 0	23,184 0 0	79,94,780 12 0	5,29,407 5 1	28,482 0 0	5,57,889 5 1	85,52,670 1 1
Brokerage, law charges and sundries	...	...	32,330 1 2	27,666 12 9	59,996 13 11	.....	.....	.....	59,996 13 11
Roads, etc.—									
Roads	...	...	17,84,164 6 5	7,54,815 6 10	25 38,979 13 3	2,02,228 0 0	78,230 0 0	2,80,458 0 0	28,19,437 13 3
Filling in and excavation	...	...	54,83,432 8 11	2,46,690 6 6	57,30,122 15 5	4,83,669 0 0	25,568 0 0	5,09,237 0 0	62,39,359 15 5
Miscellaneous	...	...	49 221 8 10	.....	49,221 8 10	4,344 0 0	.....	4,344 0 0	53,565 8 10
Rock cutting	...	...	.....	6,22,152 2 6	6,22,152 2 6	.....	64,480 0 0	64,480 0 0	6,86,632 2 6
Large size sewer pipes	...	...	.....	73,285 3 7	73,285 3 7	.....	7,595 0 0	7,595 0 0	80,880 3 7
Large size storm water drains	...	...	.....	9 12 6	9 12 6	.....	1 0 0	1 0 0	10 12 6
See wall	...	...	.....	*Cr. 85,728 11 0*	*Cr. 85,728 11 0*	.....	*Cr. 8,885 0 0*	*Cr. 8,885 0 0*	*Cr. 94,613 11 0*
Retaining wall	...	...	.....	1,663 7 4	1,663 7 4	.....	172 0 0	172 0 0	1,835 7 4
Bridges	...	...	.....	2,77,948 2 0	2,77,948 2 0	.....	28,808 0 0	28,808 0 0	3,06,756 2 0
Parks and open spaces	...	...	.....	20,801 4 11	20,801 4 11	.....	2,157 0 0	2,157 0 0	22,958 4 11
Supervision and contingencies	...	...	.....	630 11 6	630 11 6	.....	65 0 0	65 0 0	695 11 6
Suspense—									
Materials at site	...	...	1,70,038 10 4	*Cr. 63,576 15 0*	1,06,461 11 4	.....	.....	.....	1,06,461 11 4
Tools and plant	...	...	9,58,195 0 0	*Cr. 84,819 14 0*	8,73,375 2 0	.....	.....	.....	8,73,375 2 0
			1,64,48,978 15 8	18,14,721 14 5	1,82,63,700 14 1	12,19,648 5 1	2,26,673 0 0	14,46,321 5 1	1,97,10,022 3 2
Carried over		...	9,73,04,654 5 8	58,06,703 7 1	10,31,11,357 12 9	97,94,683 4 2	5,68,485 12 9	1,03,63,169 0 11	11,34,74,526 13 8

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	9,73,04,654 5 8	58,06,703 7 1	10,31,11,357 12 9	97,94,683 4 2	5,68,485 12 9	1,03,63,169 0 11	11,34,74,526 13 8
Scheme No. 53—"Foras Road Street Scheme."							
Land—							
Acquisition of properties	8,33,318 0 0	...	8,33,318 0 0	91,508 10 11	14 0 0	91,522 10 11	9,24,840 10 11
Brokerage, law charges and sundries	12,883 10 0	.....	12,883 10 0	.....	.....	.....	12,883 10 0
Roads, etc.—							
Roads	1,17,650 7 7	4,107 2 6	1,21,757 10 1	9,106 0 0	424 0 0	9,530 0 0	1,31,287 10 1
Filling in	8,374 7 0	.....	8,374 7 0	212 0 0	.....	212 0 0	8,586 7 0
Chawls—							
Foras Road Chawls	22,82,195 11 3	4,025 7 9	22,86,221 3 0	1,47,346 0 0	415 0 0	1,47,761 0 0	24,33,982 3 0
Semi-permanent Sheds for labourers	14,834 15 9	113 13 2	14,948 12 11	1,059 0 0	11 0 0	1,070 0 0	16,018 12 11
" " " " sweepers	2,682 8 5	.....	2,682 8 5	123 0 0	.....	123 0 0	2,805 8 5
Miscellaneous	978 14 11	*Cr. 406 8 11*	572 6 0	76 0 0	.....	76 0 0	648 6 0
	32,72,918 10 11	7,839 14 6	32,80,758 9 5	2,49,430 10 11	864 0 0	2,50 294 10 11	35,31,053 4 4
Scheme No. 54—"Kolbhatwadi Improvement Scheme."							
Land—							
Acquisition of properties	18,00,112 11 0	29,039 0 0	18,29,151 11 0	1,00,556 0 0	40,294 0 0	1,40,850 0 0	19,70,001 11 0
Brokerage, law charges and sundries	15,885 9 7	8,573 10 9	24,459 4 4	.....	.....	.....	24,459 4 4
Roads, etc.—							
Roads	26,217 0 9	8,668 5 1	34,885 5 10	3,406 0 0	898 0 0	4,304 0 0	39,189 5 10
Filling in	*Cr. 5,620 10 0*	194 7 5	*Cr. 5,426 2 7*	*Cr. 728 0 0*	20 0 0	*Cr. 708 0 0*	*Cr. 6,134 2 7*
Removal of debris	46 0 3	.....	46 0 3	.....	.....	.....	46 0 3
Suspense—							
Materials at site	560 13 0	9 10 0	570 7 0	.....	.....	.....	570 7 0
	18,37,201 8 7	46,485 1 3	18,83,686 9 10	1,03,234 0 0	41,212 0 0	1,44,446 0 0	20,28,132 9 10
Scheme No. 56.—"Dharavi Street."							
Land—							
Acquisition of properties	33,86,472 9 1	66,018 14 0	34,52,491 7 1	2,70,296 9 3	15,364 0 0	2,85,660 9 3	37,38,152 0 4
Brokerage, law charges and sundries	22,016 14 9	13,048 15 0	35,065 13 9	.....	.....	.....	35,065 13 9
Roads, etc.—							
Roads	42,976 3 2	1,74,621 9 11	2,17,597 13 1	5,590 0 0	18,097 0 0	23,687 0 0	2,41,284 13 1
Filling in	15,09,934 11 2	*Cr. 1,89,219 11 0*	13,20,715 0 2	80,956 0 0	*Cr. 19,610 0 0*	61,346 0 0	13,82,061 0 2
Miscellaneous	359 12 6	...	359 12 6	33 0 0	.....	33 0 0	392 12 6
Suspense—							
Materials at site	1,012 15 0	22,520 13 4	23,533 12 4	.....	.....	.....	23,533 12 4
Tools and plants	...	5,68,253 4 7	5,68,253 4 7	...	.....	.....	5,68,253 4 7
	49,62,773 1 8	6,55,243 13 10	56,18,016 15 6	3,56,875 9 3	13,851 0 0	3,70,726 9 3	59,88,743 8 9

Scheme No. 57.—"Sewri-Wadala."								
Land—								
Acquisition of properties	1,02,01,839 4 8	7,15,826 0 0	1,09,17,665 4 8	8,07,307 4 10	98,746 0 0	9,06,053 4 10	1,18,23,718 9 6	
Brokerage, law charges and sundries	1,30,501 13 5	23,291 8 4	1,53,793 5 9	.....	.....	.....	1,53,793 5 9	
Roads, etc.—								
Roads	1,89,372 14 8	2,69,457 14 6	4,58,830 13 2	21,244 0 0	27,926 0 0	49,170 0 0	5,08,000 13 2	
Filling in	13,86,469 1 9	3,37,879 8 1	17,24,348 9 10	1,51,559 0 0	35,018 0 0	1,86,577 0 0	19,10,925 9 10	
Miscellaneous	28,392 1 8	.....	28,392 1 8	1,243 0 0	.....	1,243 0 0	29,635 1 8	
Chawls—								
Chawls for clerks	7,304 11 8	.....	7,304 11 8	1,060 0 0	.....	1,060 0 0	8,364 11 8	
Semi-permanent sheds	1,19,485 0 8	15,361 11 11	1,33,846 12 7	5,797 0 0	1,592 0 0	7,389 0 0	1,41,235 12 7	
Temporary Bungalows	10,762 8 5	.....	10,762 8 5	801 0 0	.....	801 0 0	11,563 8 5	
Suspense—								
Tools and plant	3,23,953 0 0	5,850 0 0	3,29,803 0 0	.....	.....	.....	3,29,803 0 0	
Materials at site	8,438 6 11	1,362 11 6	9,801 2 5	.....	.....	.....	9,801 2 5	
	1,24,05,518 15 10	13,69,029 6 4	1,37,74,548 6 2	9,89,011 4 10	1,63,282 0 0	11,52,293 4 10	1,49,26,841 11 0	
Scheme No. 58.—"Worli Extension."								
Land—								
Acquisition of properties	27,97,531 8 0	30,500 0 0	28,28,031 8 0	1,40,971 0 0	8,353 0 0	1,49,324 0 0	29,77,355 8 0	
Brokerage, law charges and sundries	11,488 5 7	708 0 8	12,196 6 3	.....	.....	.....	12,196 6 3	
Roads, etc.—								
Filling in	77,859 4 8	2,087 0 4	79,946 5 0	10,070 0 0	216 0 0	10,286 0 0	90,232 5 0	
Roads	17,834 2 9	2,73,450 15 5	2,91,285 2 2	882 0 0	28,340 0 0	29,222 0 0	3,20,507 2 2	
Rock Cutting	.....	518 1 2	518 1 2	.....	54 0 0	54 0 0	572 1 2	
Large size pipe sewers	.....	165 15 0	165 15 0	.....	17 0 0	17 0 0	182 15 0	
Sea wall	.....	1,14,046 15 9	1,14,046 15 9	.....	11,820 0 0	11,820 0 0	1,25,866 15 9	
Parks and open spaces	.....	248 0 0	248 0 0	.....	26 0 0	26 0 0	274 0 0	
	29,04,713 5 0	4,21,725 0 4	33,26,438 5 4	1,51,923 0 0	48,826 0 0	2,00,749 0 0	35,27,187 5 4	
Scheme No. 59.—"Sewri-Koliwada."								
Land—								
Acquisition of properties	24,223 0 0	.....	24,223 0 0	2,344 0 0	.....	2,344 0 0	26,567 0 0	
Brokerage, law charges and sundries	1,344 2 0	.....	1,344 2 0	.....	.....	.....	1,344 2 0	
Filling in	.....	5 0 6	5 0 6	.....	.....	.....	5 0 6	
	25,567 2 0	5 0 6	25,572 2 6	2,344 0 0	.....	2,344 0 0	27,916 2 6	
Carried over ...	12,27,13,347 1 8	83,07,031 11 10	13,10,20,378 13 6	1,16,47,501 13 2	8,36,520 12 9	1,24,84,022 9 11	14,35,04,401 7 5	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	12,27,13,347 1 8	83,07,031 11 10	13,10,20,378 13 6	1,16,47,501 13 2	8,36,520 12 9	1,24,84,022 9 11	14,35,04,401 7 5
Scheme No. 60.—"Naigaum-Street."							
Land—							
Acquisition of properties	49,36,362 4 0	1,80,999 12 6	51,17,362 0 6	3,87,033 0 0	23,499 0 0	4,10,532 0 0	55,27,894 0 6
Brokerage, law charges and sundries	19,822 4 10	9,074 15 5	28,897 4 3	.....	.....	.....	28,897 4 3
Roads, etc.—							
Filling in	1,87,673 11 10	21,710 14 5	2,09,384 10 3	21,401 0 0	2,250 0 0	23,651 0 0	2,33,035 10 3
Roads	7,92,304 7 7	52,858 12 3	8,45,163 3 10	81,241 0 0	5,480 0 0	86,721 0 0	9,31,884 3 10
Miscellaneous	1,688 0 0	.....	1,688 0 0	197 0 0	.....	197 0 0	1,885 0 0
Large size sewers	15,933 11 3	10,782 15 9	26,716 11 0	2,070 0 0	1,118 0 0	3,188 0 0	29,904 11 0
Large size storm water drains	929 8 10	3,578 4 5	4,507 13 3	120 0 0	371 0 0	491 0 0	4,998 13 3
Payment to Coolies on wet days	.....	51 4 3	51 4 3	.....	5 0 0	5 0 0	56 4 3
Suspense—							
Materials at site	8,854 6 9	*Cr. 28,462 8 5*	*Cr. 19,608 1 8*	.....	.....	.....	*Cr. 19,608 1 8*
Scheme No. 61.—"Fergusson-Road."	59,63,568 7 1	2,50,594 6 7	62,14,162 13 8	4,92,062 0 0	32,723 0 0	5,24,785 0 0	67,38,947 13 8
Land—							
Acquisition of properties	4,67,584 0 0	.....	4,67,584 0 0	69,492 0 0	74 0 0	69,566 0 0	5,37,150 0 0
Brokerage, law charges and sundries	2,646 4 2	331 0 0	2,977 4 2	.....	.....	.....	2,977 4 2
Roads etc.—							
Filling in	6,81,475 6 11	1,17,000 0 0	7,98,475 6 11	50,735 0 0	12,126 0 0	62,861 0 0	8,61,336 6 11
Roads	.....	82,818 14 6	82,818 14 6	.....	8,584 0 0	8,584 0 0	91,402 14 6
Scheme No. 62.—"Love-Lane."	11,51,705 11 1	2,00,149 14 6	13,51,855 9 7	1,20,227 0 0	20,784 0 0	1,41,011 0 0	14,92,866 9 7
Land—							
Acquisition of properties	3,80,119 0 0	.....	3,80,119 0 0	49,135 0 0	2,956 0 0	52,091 0 0	4,32,210 0 0
Brokerage, law charges and sundries	1,361 2 0	.....	1,361 2 0	.....	.....	.....	1,361 2 0
Roads, etc.—							
Roads	54 8 7	.....	54 8 7	13 0 0	.....	13 0 0	67 8 7
Filling in	95 7 0	.....	95 7 0	8 0 0	.....	8 0 0	103 7 0
Storm water drains	108 11 5	.....	108 11 5	13 0 0	.....	13 0 0	121 11 5
Chawls—							
Love Lane Chawls	2,98,356 12 11	6,13,313 2 8	9,11,669 15 7	31,677 0 0	63,563 0 0	95,240 0 0	10,06,909 15 7
Suspense—							
Materials at site	.....	769 7 6	769 7 6	.....	.....	.....	769 7 6
	6,80,095 9 11	6,14,082 10 2	12,94,178 4 1	80,846 0 0	66,519 0 0	1,47,365 0 0	14,41,543 4 1

Scheme No. 66.—"Mahalaxmi."								
Land—								
Acquisition	.....	.....	.....	.....	.....	.....	.....	
Brokerage, law charges and sundries	555 1 0	.....	555 1 0	.....	.....	.....		555 1 0
Roads, etc.—								
Roads	1,64,504 15 2	75,218 0 6	2,39,722 15 8	21,389 0 0	7,798 0 0	29,187 0 0		2,68,909 15 8
Filling in	22,533 2 6	21,998 7 1	44,531 9 7	2,938 0 0	2,280 0 0	5,218 0 0		49,749 9 7
Storm water drains	28 4 2	2,954 3 3	2,982 7 5	.....	308 0 0	308 0 0		3,290 7 5
Large size pipe sewers	.....	4,183 1 11	4,183 1 11	.....	434 0 0	434 0 0		4,617 1 11
Suspense—								
Materials at site	*Cr.* 5,886 0 1	*Cr.* 2,237 6 6	*Cr.* 8,123 6 7	.....	.....	.....		*Cr.* 8,123 6 7
	1,81,735 6 9	1,02,116 6 3	2,83,851 13 0	24,327 0 0	10,820 0 0	35,147 0 0		3,18,998 13 0
Scheme No. 69.—"Widening of Byculla Bridge."								
Land—								
Acquisition	.....	.....	.....	.....	.....	.....		.....
Brokerage, law charges and sundries	522 1 0	.....	522 1 0	.....	.....	.....		522 1 0
Roads	.....	3,568 8 10	3,568 8 10	.....	373 0 0	373 0 0		3,941 8 10
Bridge	.....	5,385 6 3	5,385 6 3	.....	560 0 0	560 0 0		5,945 6 3
Suspense—								
Materials at site	.....	25 8 2	25 8 2	.....	.....	.....		25 8 2
	522 1 0	8,979 7 3	9,501 8 3	.....	933 0 0	933 0 0		10,434 8 3
Chaupati Street Scheme No. 71.								
Land—								
Acquisition	.....	.....	.....	.....	.....	.....		.....
Brokerage, law charges and sundries	.....	500 4 0	500 4 0	.....	.....	.....		500 4 0
Works	.....	.....	.....	.....	.....	.....		.....
	.....	500 4 0	500 4 0	.....	.....	.....		500 4 0
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0		1,883 0 0
POLICE ACCOMMODATION SCHEMES.								
First Nagpada Estate—Scheme No. 14—								
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5		79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0		5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5		84,449 12 0
Wodehouse Road Estate—Scheme No. 16—								
Land—								
Acquisition of properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11		81,008 0 11
Works—								
Construction	2,02,131 8 1	.....	2,02,131 8 1	33,558 6 10	.....	33,558 6 10		2,35,689 14 11
Sundries	5,145 15 3	.....	5,145 15 3	823 0 0	.....	823 0 0		5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9		3,22,666 15 1
Carried over ...	13,10,49,483 8 5	94,83,454 12 7	14,05,32,938 5 0	1,24,15,454 5 4	9,68,299 12 9	1,33,83,754 2 1		15,39,16,692 7 1

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	13,10,49,483 8 5	94,83,454 12 7	14,05,32,938 5 0	1,21,15,454 5 4	9,68,299 12 9	1,33,83,754 2 1	15,39,16,692 7 1
Duncan Road—Scheme No. 17—							
Acquisition of properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	...	1,715 7 7	12,702 5 6
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	256 15 5	1,386 12 4
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6
Shepherd Road—Scheme No. 18—							
Land—							
Acquisition of properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6
Works—							
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8
Agripada Estate—Scheme No. 19—							
Land—							
Acquisition of properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0
Works—							
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8
Connaught Road Estate—Scheme No. 23—							
Land—							
Acquisition of properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0
Works—							
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11
	68,948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11
Princess Street Estate—Scheme No. 24—							
Land—							
Acquisition of properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0
Works—							
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10

Gamdevi Estate—Scheme No. 25—								
Land—								
Acquisition of properties	44,850 0 0	.....	44,850 0 0	2,014 0 0	.....	2,014 0 0	46,864 0 0
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1
Works—							
Construction	76,161 9 0	.....	76,161 9 0	5,757 0 0	.....	5,757 0 0	81,918 9 0
	1,21,602 12 8	.....	1,21,602 12 8	7,803 13 5	.....	7,803 13 5	1,29,406 10 1
Lamington Road—Scheme No. 34—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	482 10 0	.....	482 10 0	51 0 0	.....	51 0 0	533 10 0
Works—							
Construction	4,28,356 3 10	.....	4,28,356 3 10	32,133 0 0	.....	32,133 0 0	4,60,489 3 10
	4,28,839 13 10	.....	4,28,839 13 10	32,184 0 0	.....	32,184 0 0	4,61,023 13 10
Sandhurst Road West—Scheme No. 35—							
Land—							
Acquisition of properties	47,559 0 0	.....	47,559 0 0	.....	.....	.....	47,559 0 0
Brokerage, law charges and sundries	537 13 8	.....	537 13 8	43 8 2	.....	43 8 2	581 5 10
Works—							
Construction	93,761 11 5	.....	93,761 11 5	4,202 0 0	.....	4,202 0 0	97,963 11 5
	1,41,858 9 1	.....	1,41,858 9 1	4,245 8 2	.....	4,245 8 2	1,46,104 1 3
Sandhurst Road East—Scheme No. 39—							
Land—							
Acquisition of properties	2,73,410 0 0	.....	2,73,410 0 0	.....	.....	.....	2,73,410 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Works—							
Construction	4,61,224 10 1	*Cr. 26 11 0*	4,61,197 15 1	24,069 0 0	.....	24,069 0 0	4,85,266 15 1
	7,34,850 4 1	*Cr. 26 11 0*	7,34,823 9 1	24,069 0 0	.....	24,069 0 0	7,58,892 9 1
Byculla—Scheme No. 40—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	316 6 0	.....	316 6 0	.....	.....	.....	316 6 0
Works—							
Construction	7,74,596 0 1	7,389 4 10	7,81,985 4 11	45,263 0 0	766 0 0	46,029 0 0	8,28,014 4 11
	7,74,913 6 1	7,389 4 10	7,82,302 10 11	45,2 3 0 0	766 0 0	46,029 0 0	8,28,331 10 11
Carried over ...	13,38,05,037 11 11	94,90,817 6 5	14,32,95,855 2 4	1,25,95,303 4 9	9,69,065 12 9	1,35,64,369 1 6	15,68,60,224 3 10

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought over ...	13,38,05,037 11 11	94,90,817 6 5	14,32,95,855 2 4	1,25,95,308 4 9	9,69,065 12 9	1,35,64,369 1 6	15,68,60,224 3 10
Maharbaudi—Scheme No. 44—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	200 0 0	.....	200 0 0	.....	.....	.....	200 0 0
Works—							
Construction	2,58,053 9 4	.....	2,58,053 9 4	13,179 0 0	.....	13,179 0 0	2,71,232 9 4
	2,58,254 9 4	.....	2,58,254 9 4	13,179 0 0	.....	13,179 0 0	2,71,433 9 4
Paltan Road—Scheme No. 45—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	202 6 0	.....	202 6 0	.....	.....	.....	202 6 0
Works—							
Construction	5,39,319 6 7	.....	5,39,319 6 7	31,969 0 0	...	31,969 0 0	5,71,288 6 7
	5,39,522 12 7	.....	5,39,522 12 7	31,969 0 0	.....	31,969 0 0	5,71,491 12 7
Naigaum—Scheme No. 46—							
Land—							
Acquisition	2,02,968 0 0	.....	2,02,968 0 0	.....	.....	.....	2,02,968 0 0
Brokerage, law charges and sundries	501 2 0	.....	501 2 0	.....	.....	.....	501 2 0
Works—							
Construction	2,20,000 0 0	1,07,500 0 0	3,27,500 0 0	28,604 0 0	11,141 0 0	39,745 0 0	3,67,245 0 0
	4,23,469 2 0	1,07,500 0 0	5,30,969 2 0	28,604 0 0	11,141 0 0	39,745 0 0	5,70,714 2 0
Mahim—Scheme No. 48—							
Land—							
Brokerage, law charges and sundries	382 4 0	...	382 4 0	.....	.....	.....	382 4 0
Works—							
Construction	4,28,750 0 0	*Cr.* 6 6 6	4,28,743 9 6	23,269 0 0	.....	23,269 0 0	4,52,012 9 6
	4,29,132 4 0	*Cr.* 6 6 6	4,29,125 13 6	23,269 0 0	.....	23,269 0 0	4,52,394 13 6

Chinchbunder Road—Scheme No. 55—								
Land—								
Acquisition of properties	1,81,628 0 0	.....	1,81,628 0 0	.....	.....	.....	1,81,628 0 0
Brokerage, law charges and sundries	397 6 0	.....	397 6 0	.....	.....	.....	397 6 0
Works—								
Construction	2,37,511 11 11	.....	2,37,511 11 11	13,119 0 0	.....	13,119 0 0	2,50,630 11 11
	4,19,537 1 11	.....	4,19,537 1 11	13,119 0 0	.....	13,119 0 0	4,32,656 1 11
Mazagaon—Scheme No. 55A—								
Land—								
Brokerage, law charges and sundries	337 4 0	.....	337 4 0	.....	.....	.....	337 4 0
Works—								
Construction	4,28,924 5 9	*Cr.* 1 2 0	4,28,923 3 9	24,371 0 0	.....	24,371 0 0	4,53,294 3 9
	4,29,261 9 9	*Cr.* 1 2 0	4,29,260 7 9	24,371 0 0	.....	24,371 0 0	4,53,631 7 9
King's Circle (Matunga) - Scheme No. 63—								
Land—								
Acquisition of properties	79,800 0 0	.....	79,800 0 0	.....	.....	.....	79,800 0 0
Brokerage, law charges and sundries	403 0 0	.....	403 0 0	.....	.....	.....	403 0 0
Works—								
Construction	3,68,638 14 7	.....	3,68,638 14 7	33,343 0 0	.....	33,343 0 0	4,01,981 14 7
	4,48,841 14 7	.....	4,48,841 14 7	33,343 0 0	.....	33,343 0 0	4,82,184 14 7
Naigaum for armed police and recruits)—Scheme No. 67—								
Land—								
Acquistion	7,30,620 0 0	.....	7,30,620 0 0	.....	.....	.....	7,30,620 0 0
Brokerage, law charges and sundries	663 5 0	.....	663 5 0	.....	.....	.....	663 5 0
Works—								
Construction	.....	2,00,000 0 0	2,00,000 0 0	.....	20,728 0 0	20,728 0 0	2,20,728 0 0
	7,31,283 5 0	2,00,000 0 0	9,31,283 5 0	.....	20,728 0 0	20,728 0 0	9,52,011 5 0
Worli—Scheme No. 68—								
Land—								
Acquisition	.....	1,49,700 0 0	1,49,700 0 0	.....	.....	.....	1,49,700 0 0
Brokerage, law charges and sundries	470 4 0	.....	470 4 0	.....	.....	.....	470 4 0
Works—								
Construction	.....	.....	.....	.....	.....	.....	.....
	470 4 0	1,49,700 0 0	1,50,170 4 0	.....	.....	.....	1,50,170 4 0
Arthur Road—Scheme No. 70—								
Land—								
Acquisition	.....	.....	.....	.....	.....	.....	.....
Brokerage, law charges and sundries	.....	434 6 0	434 6 0	.....	.....	.....	434 6 0
Works—								
Construction	.....	.....	.....	.....	.....	.....	.....
	.....	434 6 0	434 6 0	.....	.....	...	434 6 0
Carried over	13,74,84,810 11 1	99,48,444 3 11	14,74,33,254 15 0	1,27,63,157 4 9	10,00,934 12 9	1,37,64,092 1 6	16,11,97 347 0 6

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1924-25.
	To end of March 1924.	During 1924-25.	Total to end of 1924-25.	To end of March 1925.	During 1924-25.	Total to end of 1924-25.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	13,74,84,810 11 1	99,48,444 3 11	14,74,33,254 15 0	1,27,63,157 4 9	10,00,934 12 9	1,37,64,092 1 6	16,11,97,347 0 6
MILL COMPANY'S CHAWL SCHEMES.							
Scheme No. 42—Spring Mills—							
Land—							
Acquisition of properties	76,076 0 0	.....	76,076 0 0	5,703 0 0	.....	5,703 0 0	81,779 0 0
Brokerage, law charges and sundries	685 12 0	.....	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	4,09,506 12 4	.....	4,09,506 12 4	30,196 0 0	.....	30,196 0 0	4,39,702 12 4
Filling in	*Cr. 2,952 7 10*	.....	*Cr. 2,952 7 10*	*Cr. 225 0 0*	.....	*Cr. 225 0 0*	*Cr. 3,177 7 10*
	4,83,316 0 6	.....	4,83,316 0 6	35,674 0 0	.....	35,674 0 0	5,18,990 0 6
Scheme No. 51—Century Mills—							
Land—							
Acquisition of properties	1,12,456 0 0	.....	1,12,456 0 0	6,692 0 0	.....	6,692 0 0	1,19,148 0 0
Brokerage, law charges and sundries	1,602 12 10	.....	1,602 12 10	.....	.....	.....	1,602 12 10
	1,14,058 12 10	.....	1,14,058 12 10	6,692 0 0	.....	6,692 0 0	1,20,750 12 10
Scheme No. 65—David Mills—							
Land—							
Acquisition	2,40,368 0 0	.....	2,40,368 0 0	27,801 0 0	37 0 0	27,838 0 0	2,68,206 0 0
Brokerage, law charges and sundries	1,313 7 4	138 10 8	1,452 2 0	.....	.....	.....	1,452 2 0
	2,41,681 7 4	138 10 8	2,41,820 2 0	27,801 0 0	37 0 0	27,838 0 0	2,69,658 2 0
SURVEYS OF THE ISLAND OF BOMBAY.							
Survey of the North of the Island of Bombay	87,727 4 0	*Cr. 2 0 0*	87,725 4 0	18,409 5 11	.....	18,409 5 11	1,06,134 9 11

ADMINISTRATIVE OFFICES, ETC.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Engineer's Office at Matunga	1,31,900 11 9	.....	1,31,900 11 9	6,519 0 0	.....	6,519 0 0	1,38,419 11 9
Workshop extension	23,559 2 11	.....	23,559 2 11	914 0 0	.....	914 0 0	24,473 2 11
Erection and Installation of workshop for Motor Lorries ...	82,156 13 0	.....	82,156 13 0	6,176 0 0	.....	6,176 0 0	88,332 13 0
	1,05,715 15 11	.....	1,05,715 15 11	7,090 0 0	.....	7,090 0 0	1,12,805 15 11
Grand Total ...	13,89,74,819 14 4	99,48,580 14 7	14,89,23,400 12 11	1,28,81,989 2 0	10,00,971 12 9	1,38,82,960 14 9	16,28,06,361 11 8

C. P. GORWALLA,
Secretary & Chief Accountant.
Secretary's Office, Bombay, 12th December 1925.

Examined and found correct.

P. K. WATTAL,
Examiner, Outside Audit. } *Auditor.*
Bombay, 12th January 1926.

R. H. A. DELVES,
Chairman.

APPENDIX—VI.

GENERAL ACCOUNT.

Revenue.

Budget estimate for the year 1924-1925.	Statement of receipts.		Actual receipts for the year ending March 1925.	
Rs.	RENTS AND OTHER PROCEEDS OF PROPERTIES.		Rs. a. p.	Rs. a. p.
	1—*Schedule C.*			
40,168	The Flats		54,441 1 11	
10	,, Kennedy Sea Face		10 0 0	
102	,, Cooperage Plot		1,140 10 5	
35,121	,, Marine Lines Estate		35,867 8 9	
36,803	,, Wellington Lines Plot		37,940 6 0	
37,249	,, Wodehouse Road Plot		37,248 14 5	
78,425	,, Hornby Road Plot		78,481 5 1	
12,871	,, Plot south of Crawford Market		12,870 9 0	
11,699	,, Plot north of Municipal Offices		11,699 7 0	
62,916	,, Chowpatty Estate (west)		57,960 15 4	
	,, ,, ,, (east)		3,474 10 0	
4,000	,, Parel Estate		7,875 10 0	
3,19,364				3,39,011 1 5
	2—*Schedule D.*			
4,108	The Connaught Road Estate		4,250 5 4	
1,18,552	,, Agripada Estate (west)		80,660 14 10	
	,, ,, ,, (central)		992 0 0	
	,, ,, ,, (east)		36,010 0 0	
.....	,, Lands at Matunga		.....	
1,22,655				1,21,913 4 2
	3—*Schedule E.*			
1,06,980	Colaba Reclamation (Scheme 7)		.....	1,02,342 14 3
	4—*Schedule F.*			
204	Lands leased by Government		.....	204 4 4
	5—*Other lands and buildings vesting in the Board.*			
	Schemes.			
35,593	Scheme No. 1 (First Nagpada)		36,204 15 9	
4,07,253	,, 2 (Princess Street)		4,00,210 1 6	
5,30,365	,, 3 (Sandhurst Road)		4,81,159 10 9	
88,002	,, 4 (Gamdevi)		87,831 4 5	
2,34,025	,, 5 (Dadar-Matunga)		2,30,681 10 8	
26,000	,, 6 (Sion-Matunga)		31,906 10 2	
70,461	,, 8 (Mandvi-Koliwada)		71,991 0 0	
1,752	,, 13 (Souter Street extension, eastwards) ...		1,752 0 0	
38,929	,, 27 (Mathew Road)		36,038 2 0	
2,89,728	,, 29 (Nourojee Hill)		2,70,370 9 6	
200	,, 30 (Souter Street extension, westwards) ...		243 9 0	
1,75,456	,, 31 (Parel)		1,66,513 15 6	
1,12,954	,, 32 (East Agripada)		1,08,089 13 5	
3,597	,, 33 (Bhatwadi)		3,597 0 0	
614	,, 36 (Lamington Road)		621 0 0	
5,00,000	,, 37 (Sydenham Road)		5,77,316 3 4	
20,565	,, 41 (Undria Street)		20,774 7 0	
90,000	,, 43 (Parel central)		89,117 11 7	
1,95,000	,, 47 (Do. northern)		1,50,014 10 2	
636	,, 49 (Napean Sea Road Reclamation) ...		636 0 0	
7,564	,, 50 (Mazagaon)		16,856 7 5	
41,000	,, 52 (Worli)		49,257 11 11	
5,316	,, 53 (Foras Road)		6,490 11 4	
30,000	,, 54 (Kolbhatwadi)		32,670 15 0	
45,000	,, 56 (Dharavi)		62,977 10 0	
1,40,000	,, 57 (Wadala)		1,51,281 3 0	
20,000	,, 58 (Worli extension)		25,263 1 5	
2,000	,, 59 (Sewri-Koliwada)		2,403 12 0	
1,02,185	,, 60 (Naigaum)		1,06,129 9 1	
32,14,195	*Chawls.*			32,18,401 7 11
	(*a*) Permanent.			
		Rs. a. p.		
16,000	Scheme No. 1, Agripada, 4 blocks ...	15,789 8 0		
46,000	,, 1, ,, 12 ,, ...	45,232 9 10		
8,300	,, 1, Nagpada, 2 ,, ...	8,105 13 0		
49,200	,, 2, Chandanwadi ...	48,250 2 0		
4,500	,, 2, Princess Street ...	4,506 2 0		
52,900	,, 3, Imamwada ...	50,132 14 11		
22,200	,, 3, Additional chawls at Agripada (6 blocks)	21,874 5 0		
1,99,100	Total carried over ...	1,93,891 6 9	.....	.....
37,63,398		.....	.....	37,81,873 0 1

Budget estimate for the year 1924-1925.	Statement of receipts.		Actual receipts for the year ending March 1925.	
Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.
37,63,398	Brought forward ...		.....	37,81,873 0 1
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*			
	Chawls—continued.			
	(a) Permanent—*continued.*			
1,99,100	Brought forward ...	1,93,891 6 9		
8,300	Scheme No. 3, Chawls at Nagpada (1 block) ...	7,935 15 0		
19,100	,, 5, Staff Quarters ...	18,478 14 2		
2,100	,, 6, Workmen's cottages ...	2,466 10 0		
28,100	,, 6, Staff Quarters ...	29,679 15 9		
	,, 6, Ground floor cottages...	5,090 6 0		
47,000	,, 8, Mandvi-Koliwada ...	46,080 8 0		
45,200	,, 29, Nowrojee Hill ...	45,547 4 6		
21,500	,, 31, Soparibag ...	21,402 14 0		
28,500	,, 32, Mahars Chawls ...	27,549 14 0		
23,000	,, 32, Kalapani ...	24,814 4 0		
7,000	,, 32, Kalapani Chawls (new)	20,590 6 0		
18,300	,, 32, Trusts Peons ...	17,011 6 0		
1,20,000	,, 50, Mazagaon ...	84,150 5 7		
91,800	,, 53, Foras Road ...	1,13,569 4 9		
9,600	,, 62, Love lane ...	.....	6,58,259 6 6	
6,68,600	(b) Semi-permanent.			
350	Scheme No. 1, Nagpada and Agripada	301 8 0		
150	,, 2, Chandanwadi ...	132 12 0		
150	,, 3, Imamwada ...	113 8 0		
.....	,, 3, Chowpati ...	1,769 1 8		
8,000	,, 3, Mahalaxmi ...	10,090 0 0		
.....	,, 5, Dadar-Matunga ...	.....		
5,000	,, 6, Sion-Matunga ...	4,118 14 0		
14,000	,, 29, Nowrojee Hill ...	7,702 9 6		
9,000	,, 31, Soparibag ...	10,342 9 0		
16,000	,, 32, East Agripada ...	14,902 11 6		
3,000	,, 37, Sydenham Road ...	317 4 0		
500	,, 53, Foras Road ...	787 12 0		
.....	,, 60, Naigaum ...	403 0 0	50,981 9 2	
56,150	Total Chawls ...			7,09,240 15 8
7,24,750	*Mill companies' chawls.*			
39,538	Scheme No. 42 (Spring Mills)		.....	39,538 0 0
	Police Schemes.			
8,094	Scheme No. 14 (Nagpada)		8,094 0 0	
15,747	,, 16 (Wodehouse Road)		15,747 0 0	
2,910	,, 17 (Duncan Road)		2,910 0 0	
1,781	,, 18 (Shepherd Road)		1,781 0 0	
9,414	,, 19 (Agripada)		9,414 0 0	
4,219	,, 23 (Connaught Road)		4,219 0 0	
13,145	,, 24 (Princess Street)		13,145 0 0	
6,678	,, 25 (Gamdevi)		6,678 0 0	
.....	,, 34 (Lamington Road)		42,317 0 0	
.....	,, 35 (Sandhurst Road west)		21,352 0 0	
55,018	,, 39 (,, ,, east)		1,10,036 0 0	
.....	,, 40 (Byculla)		.....	
.....	,, 44 (Maharbavdi)		62,589 0 0	
.....	,, 45 (Palton Road)		95,752 0 0	
.....	,, 55 (Chinchbunder)		59,874 0 0	
.....	,, 55A (Mazgaon)		35,836 0 0	
.....	,, 63 (King's Circle)		33,779 0 0	
1,24,982	Schemes in progress		.....	
2,41,988	Total revenue from estates ...			5,23,523 0 0
				50,54,174 15 9
	6.—*Receipts from Municipality, etc.*			
	Refund of municipal taxes—	Rs. a. p.		
	Schedule C, Parel Estate ...	343 8 5		
	Chowpati West Estate ...	283 1 2		
	Other Schedule C lands ...	36 3 10	662 13 5	
	,, D, West Agripada ...	144 10 2		
	Other Schedule D lands ...	.....	144 10 2	
47,69,674	Carried over ...	.....	807 7 7	50,54,174 15 9

Budget estimate for the year 1924-25.	Statement of receipts.		Actual receipts for the year ending March 1925.	
Rs.			Rs. a. p.	Rs. a. p.
47,69,674	Brought forward ...		807 7 7	50,54,174 15 9
	6.—Receipts from Municipality, etc.—continued.			
	Schemes.			
	Scheme No. 2 (Princess Street) ...	64 13 7		
	,, 3 (Sandhurst Road) ...	730 15 8		
	,, 4 (Gamdevi) ...	86 7 11		
	,, 5 (Dadar-Matunga) ...	710 5 7		
	,, 6 (Sion-Matunga) ...	3,525 3 10		
	,, 29 (Nowrojee Hill) ...	1,620 13 4		
	,, 30 (Souter Street extension, westwards) ...	26 0 9		
	,, 31 (Parel) ...	1,427 12 10		
	,, 32 (East Agripada) ...	2,156 14 3		
	,, 37 (Sydenham Road) ...	9,105 11 8		
	,, 41 (Undria Street) ...	474 9 1		
	,, 43 (Parel central) ...	1,011 12 6		
	,, 47 (Parel northern) ...	405 4 7		
	,, 50 (Mazagaon) ...	197 1 0		
	,, 52 (Worli) ...	1,043 12 0		
	,, 53 (Foras Road) ...	193 0 2		
	,, 54 (Kolbhatwadi) ...	187 0 0		
	,, 56 (Dharavi) ...	2,307 14 10		
	,, 57 (Sewri Wadala) ...	5,696 2 4		
	,, 58 (Worli extension) ...	418 14 11		
	,, 59 (Sewri Koliwada) ...	.....		
	,, 60 (Naigaum) ...	2,230 1 3		
	,, 62 (Love Lane) ...	.....		
			33,630 12 1	
	Chawls permanent.			
25,400	Scheme No. 1 (Agripada, 4 blocks) ...	2 3 0		
	,, 1 (,, 12 ,,) ...	14 8 0		
	,, 1 (Nagpada 2 ,,) ...	.....		
	,, 2 (Chandanwadi) ...	4 12 0		
	,, 2 (Princess Street) ...	.....		
	,, 3 (Imamwada) ...	.....		
	,, 3 (Agripada, 6 blocks) ...	.....		
	,, 3 (Nagpada, 1 block) ...	.....		
	,, 8 (Mandvi Koliwada) ...	31 12 0		
	,, 29 (Nowroji Hill) ...	7 10 0		
	,, 31 (Soparibag) ...	3 15 0		
	,, 32 (Mahars' chawls) ...	7 0 0		
	,, 32 (Kalapani) ...	7 8 0		
	,, 32 (Chawls for Trust peons)	17 8 0		
	,, 32 (Kalapani new) ...	0 14 0		
	,, 50 (Mazagaon) ...	59 8 0		
	,, 53 (Foras Road) ...	4,724 4 0		
			4,881 6 0	
	Chawls semi-permanent.			
	Scheme No. 1 (Nagpada and Agripada)	.....		
	,, 2 (Chandanwadi) ...	.....		
	,, 3 (Chaupati) ...	126 14 7		
	,, 3 (*Mahalaxmi*) ...	138 15 0		
	,, 29 (Nowroji Hill) ...	19 8 0		
	,, 31 (Soparibag) ...	29 5 0		
	,, 32 (East Agripada) ...	.....		
	,, 53 (Foras Road) ...	.....		
			314 10 7	
	Total land revenue ...		... ..	39,634 4 3
22,28,000	Contribution from municipal funds under section 72 of Act.		.....	50,93,809 4 0
	7.—Miscellaneous.			20,20,974 8 0
.....	Miscellaneous Revenue ...	...	4,000 0 0	
6,00,000	Interest on investments ...	...	6,42,032 12 6	
6,926	Unclaimed deposits ...	...	2,284 4 0	
.....	Profit on sales of securities ...	...	35,472 4 0	
6,06,926		Total ...	.....	6,83,789 4 6
76,30,000		Grand Total ...	.....	77,98,573 0 6

C. P. GORWALLA,
Secretary & Chief Accountant.

R. H. A. DELVES,
Chairman.

Secretary's Office, Bombay, 12th December 1925.

Examined and found correct.

P. K. WATTAL,
Examiner, Outside Audit. } *Auditor.*

Bombay, 12th January 1926.

APPENDIX V.

GENERAL ACCOUNT.

Expenditure.

Budget estimate for the year 1924-25.	Statement of charges.	Actual expenditure for the year ending March 1925.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—*Schedule C.*		
15,100	The Flats	13,536 11 0	
820	,, Cooperage Plot	782 9 0	
3,100	,, Marine Lines Estate	2,490 12 4	
2,600	,, Wellington Lines Plot	3,770 15 0	
150	,, Chaupati Estate (West)	1,105 4 2	
800	,, Parel Estate	462 6 3	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act*	14,597 0 0	
22,570			37,045 9 9
	2—*Schedule D.*		
500	The Agripada Estate West	1,067 8 8	
	,, ,, ,, Central	.....	
	,, ,, ,, East	42 0 0	
	Other lands	30 0 0	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act*	4,157 0 0	
500			5,296 8 8
	3—*Schedule E.*		
150	Colaba Reclamation (Scheme No. 7)	46 13 0	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act*	3,545 0 0	
150			3,591 13 0
	4—*Schedule F.*		
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act*	.....	7 0 0
	5—*Other lands and buildings vesting in the Board.*		
	(*a*) *Schemes.*		
.....	The Scheme No. 1 (First Nagpada)	2 8 0	
200	,, ,, 2 (Princess Street)	20 0 0	
7,550	,, ,, 3 (Sandhurst Road)	8,443 9 5	
300	,, ,, 4 (Gámdevi Estate)	319 2 0	
1,350	,, ,, 5 (Dadar-Matunga)	2,090 10 11	
3,850	,, ,, 6 (Sion-Matunga)	4,546 6 5	
100	,, ,, 8 (Mandvi-Koliwada)	57 0 0	
.....	,, ,, 13 (Souter Street extension) ...	.....	
20	,, ,, 27 (Mathew Road)	60 5 0	
11,200	,, ,, 29 (Nowrojee Hill)	10,244 4 0	
9,700	,, ,, 31 (Parel)	8,870 5 1	
11,300	,, ,, 32 (East Agripada)	10,629 12 8	
.....	,, ,, 36 (Lamington Road)	4 9 0	
46,800	,, ,, 37 (Sydenham Road)	44,433 3 4	
4,900	,, ,, 41 (Undria Street)	4,424 0 1	
9,000	,, ,, 43 (Parel central)	8,481 15 10	
52,000	,, ,, 47 (Parel northern)	45,935 1 0	
300	,, ,, 50 (Mazagaon)	256 5 3	
7,100	,, ,, 52 (Worli)	6,427 2 2	
75	,, ,, 53 (Foras Road)	95 5 7	
2,200	,, ,, 54 (Kolbhatwadi)	3,055 9 0	
8,700	,, ,, 56 (Dharavi)	11,028 12 10	
19,600	,, ,, 57 (Sewri Wadala)	26,871 4 7	
1,900	,, ,, 58 (Worli extension)	1,589 14 1	
800	,, ,, 59 (Sewri Koliwada)	706 1 6	
13,300	,, ,, 60 (Naigaum)	14,991 0 5	
200	,, ,, 61 (Fergusson Road)	10 0 0	
.....	,, ,, 62 (Love Lane)	.....	
2,12,445	Carried over total (*a*) ...	2,13,594 4 2	
23,220	Carried over ...	.....	45,940 15 5

* *Vide* footnote on next page.

Budget estimate for the year 1924-25.	Statement of charges.			Actual expenditure for the year ending March 1925.		
Rs.				Rs. a. p.		Rs. a. p.
23,220			Brought forward ...	2,13,594 4 2		45,940 15 5
2 12,445	MAINTENANCE OF PROPERTIES—*continued.*					
	5.—*Other lands and buildings vesting in the Board*—contd.					
		(*b*) *Chawls, permanent.*	Rs. a. p.			
7,102	Scheme No.	1 (Agripada, 4 blocks) ...	7,805 6 10			
16,773	,, ,,	1 (,, 12 ,,) ...	17,078 3 8			
2,500	,, ,,	1 (Nagpada, 2 ,,) ...	2,118 6 2			
14,000	,, ,,	2 (Chandanwadi) ...	15,017 10 9			
1,500	,, ,,	2 (Princess Street) ...	1,432 2 8			
25,300	,, ,,	3 (Imamwada) ...	25,126 0 8			
7,513	,, ,,	3 (Agripada, 6 blocks) ...	6,556 4 5			
2,510	,, ,,	3 (Nagpada, 1 block) ...	2,680 11 2			
1,500	,, ,,	5 (Staff quarters) ...	1,368 12 3			
520	,, ,,	6 (Workmen's cottages)...	269 4 11			
2,100	,, ,,	6 (Staff quarters) ...	1,756 8 9			
	,, ,,	6 Ground floor cottages ...	650 7 3			
4,200	,, ,,	8 (Mandvi-Koliwada) ...	4,514 6 1			
6,300	,, ,,	29 (Nowrojee Hill) ...	5,715 1 4			
5,800	,, ,,	31 (Suparibag Road) ...	5,860 13 7			
4,700	,, ,,	32 (Mahars' chawls) ...	4,791 12 6			
4,800	,, ,,	32 (Kalapani) ...	4,498 3 10			
2,000	,, ,,	32 Trust Peons ...	2,175 15 6			
3,200	,, ,,	32 Kalapani chawls (new).	2,952 10 8			
19,000	,, ,,	50 Mazagaon chawls ...	17,621 15 11			
16,000	,, ,,	53 Foras Road chawls ...	15,538 9 7			
700	,, ,,	62 Love Lane ...	.....			
1,48,018			Total (*b*) ...	1,45,529 8 6		
	(*c*) *Chawls, semi-permanent.*			*		
20,000	Scheme No.	3 (Chaupati Mahalaxmi)	19,936 0 5			
700	,, ,,	6 (Sion-Matunga) ...	656 1 7			
1,000	,, ,,	29 (Nowroji Hill) ...	1,513 6 3			
4,000	,, ,,	31 (Parel) ...	3,945 7 3			
0,300	,, ,,	32 (East Agripada) ...	6,965 0 1			
150	,, ,,	37 (Sydenham Road) ...	323 11 9			
300	,, ,,	53 (Foras Road) ...	295 6 3			
400	,, ,,	66 (Mahalaxmi) ...	124 9 11			
36,850			Total (*c*) ...	33,759 11 6		
3,97,313			Total (*a*), (*b*) and (*c*) ...	.....		3,92,883 8 2
2,24,000	*Proportionate cost of management and establishment relating to (a), (b) and (c).*			.....		2,97,403 0 0
	6.—*Maintenance of streets.*					
600	Schedule	C (Wodehouse Road)		668 9 9		
2,500	,,	D (West Agripada *Estate*)		1,627 4 11		
.....	,,	D (East Agripada)		.....		
200	Scheme No.	1 (First Nagpada)		726 5 5		
2,600	,,	2 (Princess Street)		2,305 5 2		
5,000	,,	3 (SandhurstRoad)		5,758 9 2		
3,600	,,	4 (Gamdevi)		3,565 7 4		
67,000	,,	5 (Dadar-Matunga) ...		66,784 14 10		
35,000	,,	6 (Sion-Matunga)		32,218 6 7		
1,500	,,	8 (Mandvi-Koliwada)		1,342 3 0		
850	,,	27 (Mathew Road)		833 10 0		
1,000	,,	29 (Nowrojee Hill)		1,017 5 0		
22,000	,,	31 (Parel)		17,007 9 10		
1,300	,,	32 (East Agripada)		356 12 0		
100	,,	33 (Bhatwadi)		*Cr. 7 0 0*		
100	,,	36 (Lamington Road)		*Cr. 514 12 8*		
1,500	,,	37 (Sydenham Road)...		1,382 14 5		
7,600	,,	43 (Parel Central)		8,533 11 3		
4,000	,,	47 (Parel Northern)		2,498 5 0		
300	,,	50 (Mazagaon)		426 12 0		
18,600	,,	52 (Worli)		6,459 7 2		
1,300	,,	53 (Foras Road)		996 11 8		
500	,,	54 (Kolbhatwadi)		458 15 9		
.....	,,	58 (Worli extension)...		*Cr. 4 7 0*		
11,000	,,	60 Naigaum		11,047 9 9		
3,000	,,	66 Mahalaxmi		1,603 13 11		1,67,034 8 3
1,91,150						
8,35,683		Total expenditure on estates Carried over ...		.....		9,03,261 15 10

* Distributed over items Nos. 1 to 5 shown in italics.

Budget estimate for the year 1924-25.	Statement of charges.				Actual expenditure for the year ending March 1925.				
Rs					Rs.	a.	p.	Rs.	a. p.
8,35,683	Brought forward ...				.....			9,03,261	15 10
	MAINTENANCE OF PROPERTIES—*continued.*								
	7—Municipal rates and taxes.								
			Rs.	a.	p.				
	Schedule C—Parel Estate ...		2,060	12	7				
	Chowpati west ...		267	0	10				
	Other Schedule C Lands ...		3,620	15	7	5,948	13	0	
	,, D—West Agripada ...		226	4	1				
	Other Schedule D Lands ...		.....			226	4	1	
	,, E—(Colaba Reclamation) ...		0	4	7	0	4	7	
	Schemes.								
	Scheme No. 2 (Princess Street) ...		92	15	0				
	,, 3 (Sandhurst Road) ...		24,757	11	7				
	,, 4 (Gamdevi) ...		184	11	5				
	,, 5 (Dadar-Matunga) ...		2,470	14	10				
	,, 6 (Sion-Matunga) ...		8,221	3	8				
	,, 13 (Souter Street extension eastwards) ...		1	7	0				
	,, 27 (Mathew Road) ...		0	13	10				
	,, 29 (Nowrojee Hill) ...		16,806	12	11				
	,, 30 (Souter Street extension westwards) ...		47	15	2				
	,, 31 (Parel) ...		11,323	5	0				
	,, 32 (East Agripada) ...		11,141	7	4				
	,, 33 (Bhatwadi) ...		.....						
	,, 36 (Lamington Road) ...		0	15	10				
	,, 37 (Sydenham Road) ...		1,12,042	15	8				
	,, 41 (Undria Street) ...		5,168	4	11				
	,, 43 (Parel Central) ...		15,948	7	9				
	,, 47 (Parel Northern) ...		34,111	13	6				
	,, 50 (Mazagaon) ...		156	15	8				
	,, 52 (Worli) ...		5,827	5	0				
	,, 53 (Foras Road) ...		16	6	0				
	,, 54 (Kolbhatwadi) ...		7,549	9	6				
	,, 56 (Dharavi) ...		8,946	11	7				
	,, 57 (Sewri Wadala) ...		38,920	10	9				
	,, 58 (Worli extension) ..		2,668	7	10				
	,, 59 (Sewri Koliwada) ...		.....						
	,, 60 (Naigaum) ...		16,307	9	0				
	,, 61 (Fergusson Road) ...		.....						
	,, 62 (Love Lane) ..		.....						
						3,22,810	10	9	
	CHAWLS.								
	Permanent.								
4,93,000	Scheme No. 1 (Agripada, 4 blocks) ...		3,897	1	0				
	,, 1 (,, 12 ,,) ...		11,789	8	0				
	,, 1 (Nagpada, 2 ,,) ...		1,961	6	0				
	,, 2 (Chandanwadi) ...		8,293	7	0				
	,, 2 (Princess Street) ...		696	6	0				
	,, 3 (Imamwada) ...		7,597	14	0				
	,, 3 (Six additional blocks at Agripada) ...		4,575	15	0				
	,, 3 (One block at Nagpada)...		1,965	0	0				
	,, 5 (Staff quarters) ...		2,001	6	0				
	,, 6 (Workmen's cottages) ...		282	8	0				
	,, 6 (Staff quarters) ...		4,650	5	0				
	,, 8 (Mandvi-Koliwada) ...		10,874	3	0				
	,, 29 (Nowrojee Hill) ...		7,535	1	0				
	,, 31 (Suparibag Road) ...		3,192	12	0				
	,, 32 (Mahars' chawls) ...		2,273	13	0				
	,, 32 (Peons' chawls) ...		2,290	15	0				
	,, 32 (Kalapani chawls) ...		10,011	13	0				
	,, 50 (Mazagaon) ...		27,459	1	7				
	,, 53 (Foras Road) ...		31,072	11	0				
						1,42,426	1	7	
	Semi-permanent.								
	Scheme No. 1 (Nagpada and Agripada) .		42	0	0				
	,, 2 (Chandanwadi) ..		31	12	0				
	,, 3 (Chaupati) ...		335	4	0				
	,, 3 (Imamwada) ...		710	4	0				
	,, 3 (Mahalaxmi) ...		1,942	15	0				
	,, 5 (Dadar-Matunga) ...		.....						
	,, 6 (Sion-Matunga) ...		265	12	0				
	,, 29 (Nowrojee Hill) ...		1,578	0	10				
	,, 31 (Suparibag Road) ...		1,394	5	0				
	,, 32 (East Agripada) ...		3,444	14	0				
	,, 37 (Sydenham Road) ...		238	2	0				
	,, 50 (Mazagaon chawls) ..		.....						
	,, 53 (Foras Road chawls) ...		326	3	0				
						10,309	7	10	4,81,221 9 10
13,28,683		Carried over ...				.....			13,84,483 9 8

Budget estimate for the year 1924-25.	Statement of charges.		Actual expenditure for the year ending March 1925.	
Rs.			Rs. a. p.	Rs. a. p.
13,28,683	Brought forward ...		.....	13,84,483 9 8
	8.—*Interest and sinking fund charges.*			
75,13,400	Interest on debenture loans		75,13,205 11 0	
5,53,917	Sinking fund		5,54,375 0 0	
80,67,317	Total ..			80,67,580 11 0
	9.—*Miscellaneous.*			
.....	Maintenance of tools and plant	*Cr. 1 14 0*	.....	
12,000	Motor lorries (Suspense)	*Cr. 7,074 1 9*	.....	
48,000	Workshop ,,	48,692 4 9	41,616 5 0	
22,000	Auditors' fees ...	.....	22,000 0 0	
82,000	Total ...			63,616 5 0
94,78,000	Grand Total Rs. ...			95,15,680 9 8

C. P. GORWALLA,
Secretary and Chief Accountant.

R. H. A. DELVES,
Chairman.

Secretary's Office, Bombay, 12th December 1925.

Examined and found correct.

P. K. WATTAL,
Examiner, Outside Audit. } *Auditor.*

Bombay, 12th January 1926.

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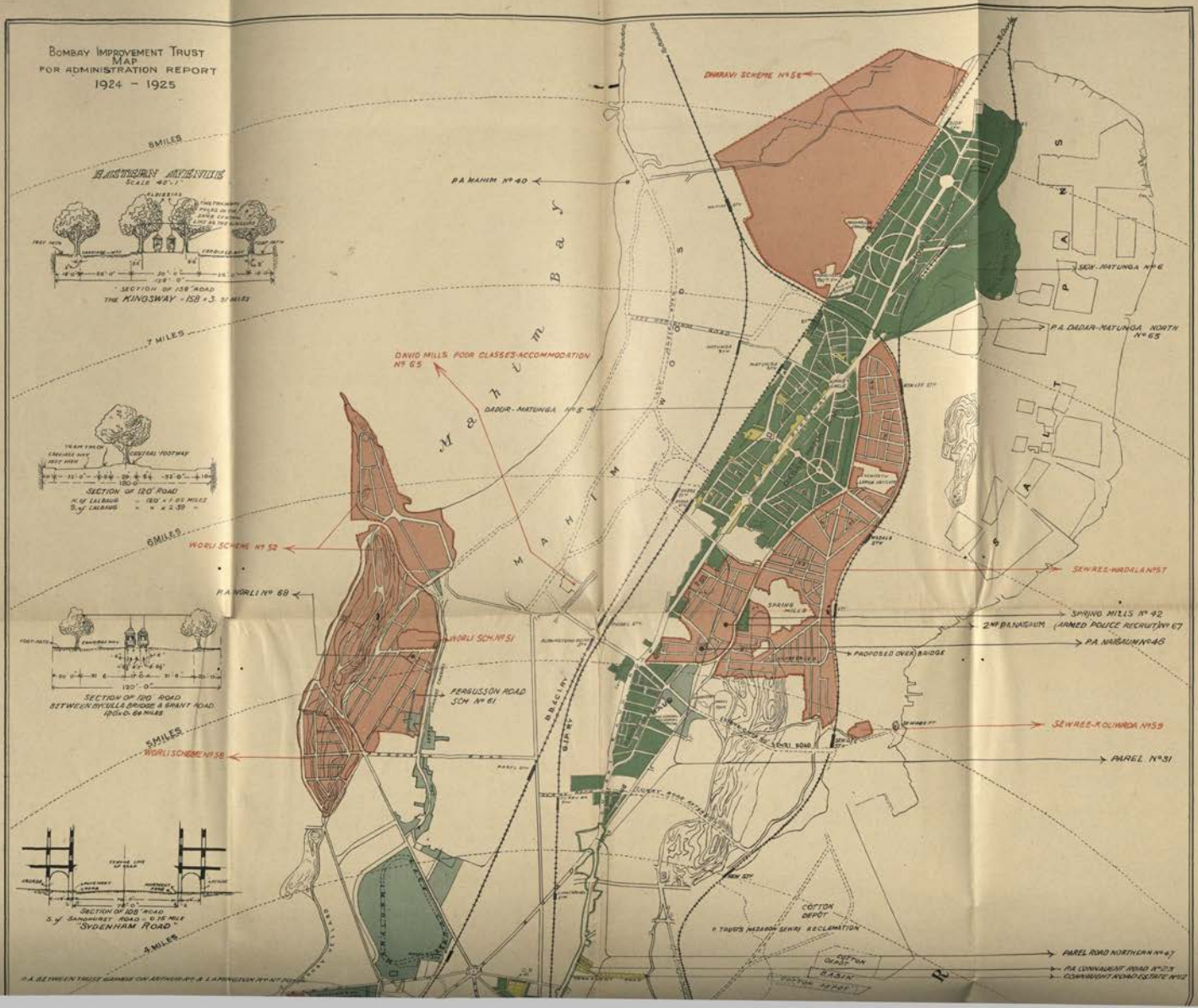
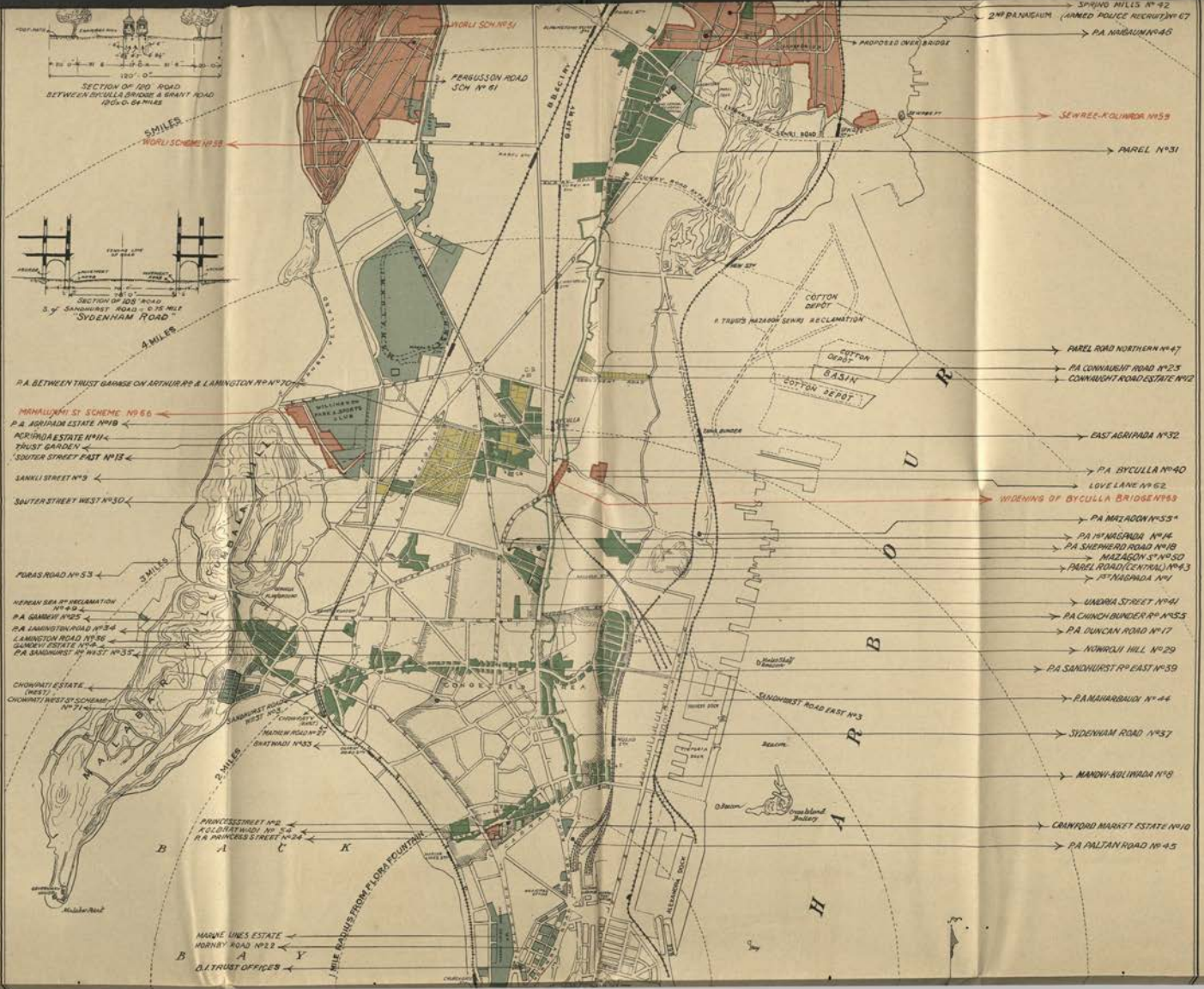
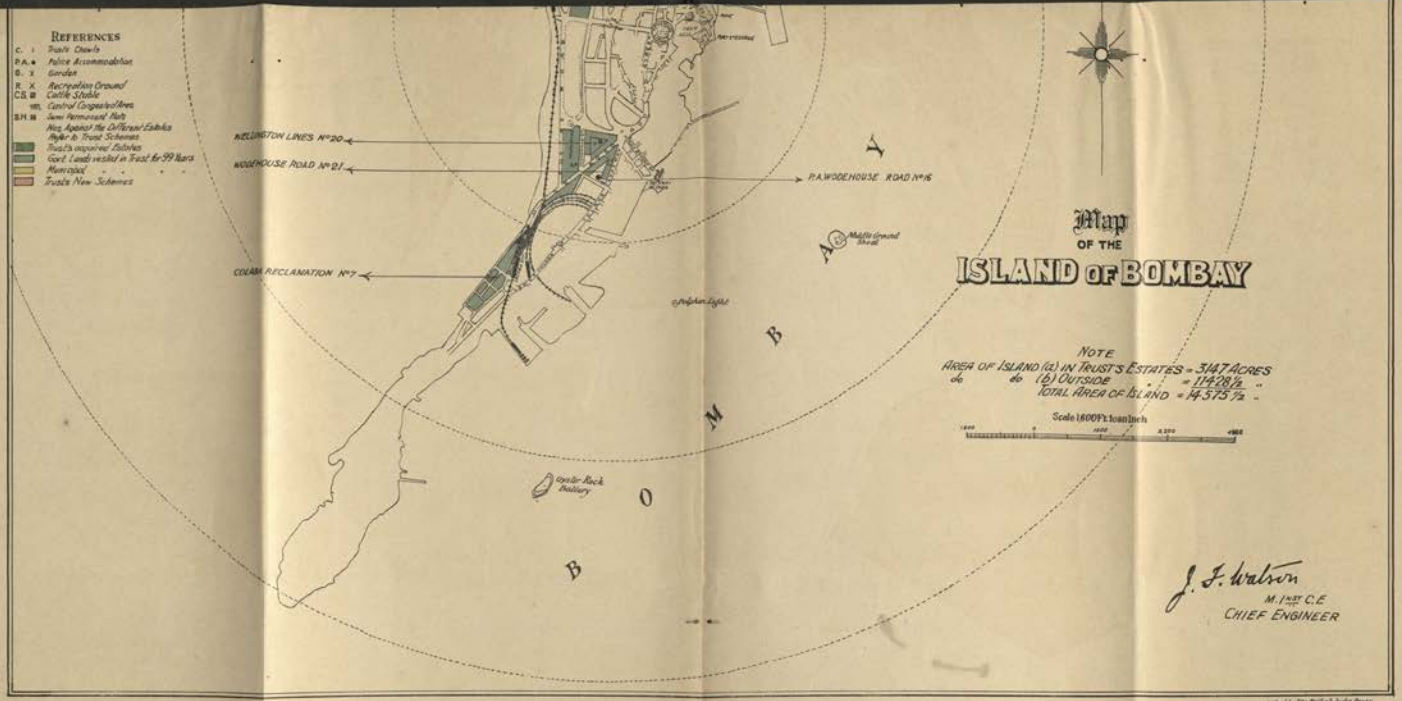

BOMBAY IMPROVEMENT TRUST
MAP
FOR ADMINISTRATION REPORT
1924 - 1925
8 MILES
EASTERN AVENUE
SCALE 40'-1"
SECTION OF 138' ROAD
THE KINGSWAY - 138 x 3.31 MILES
7 MILES
SECTION OF 120' ROAD
6 MILES
WORLI SCHEME No 52
P.A. WORLI No 68
SECTION OF 120' ROAD
BETWEEN BYCULLA BRIDGE & GRANT ROAD
120 x 0.68 MILES
5 MILES
WORLI SCHEME No 58
SECTION OF 128' ROAD
S.y SANDHURST ROAD - 0.15 MILE
"SYDENHAM ROAD"
4 MILES
DHARAVI SCHEME No 56
P.A. MAHIM No 40
DAVID MILLS POOR CLASSES ACCOMMODATION No 65
DADAR-MATUNGA No 5
WORLI SCH. No 51
FERGUSSON ROAD SCH No 61
SKIM - MATUNGA No 6
P.A. DADAR-MATUNGA NORTH No 65
SEWREE-WADALA No 57
SPRING MILLS No 42
2nd P.A. NAIGAUM (ARMED POLICE RECRUIT) No 67
P.A. NAIGAUM No 46
PROPOSED OVER BRIDGE
SEWREE-KOLIWADA No 59
PAREL No 31
COTTON DEPOT
PAREL ROAD NORTHERN No 47
P.A. CONVALESCENT ROAD No 2-3
CONVALESCENT ROAD ESTATE No 12
Mahim Bay
MAHIM CAUSEWAY
SALT PANS


SECTION OF 120' ROAD BETWEEN BYCULLA BRIDGE & GRANT ROAD 120'=0.64 MILES
120'-0"
SECTION OF 108' ROAD SANDHURST ROAD = 0.35 MILE "SYDENHAM ROAD"
108'-0"
5 MILES
4 MILES
3 MILES
2 MILES
1 MILE RADIUS FROM FLORA FOUNTAIN
WORLI SCHEME No 58
WORLI SCH. No 51
FERGUSSON ROAD SCH No 61
PROPOSED OVER BRIDGE
SEWREE-KOLIWADA No 59
PAREL No 31
SPRING MILLS No 42
2nd P.A. NAGAON (ARMED POLICE RECRUIT) No 67
P.A. NAGAON No 46
COTTON DEPOT
P. TRUST'S NAZAGON SEWRI RECLAMATION
COTTON DEPOT
BASIN
COTTON DEPOT
PAREL ROAD NORTHERN No 47
P.A. CONNAUGHT ROAD No 23
CONNAUGHT ROAD ESTATE No 12
P.A. BETWEEN TRUST GARAGE ON ARTHUR Rd & LAMINGTON Rd No 70
MAHALUXMI ST. SCHEME No 66
P.A. AGRIPADA ESTATE No 19
AGRIPADA ESTATE No 11
TRUST GARDEN
SOUTER STREET EAST No 13
SANKLI STREET No 9
SOUTER STREET WEST No 30
EAST AGRIPADA No 32
P.A. BYCULLA No 40
LOVE LANE No 62
WIDENING OF BYCULLA BRIDGE No 63
P.A. MAZAGON No 53A
P.A. 1st NAGPADA No 14
P.A. SHEPHERD ROAD No 18
MAZAGON ST No 50
PAREL ROAD (CENTRAL) No 43
1st NAGPADA No 1
UNDRIA STREET No 41
P.A. CHINCH BUNDER Rd No 55
P.A. DUNCAN ROAD No 17
NOWROJI HILL No 29
P.A. SANDHURST Rd EAST No 39
P.A. MAHARBAUDI No 44
SYDENHAM ROAD No 37
MANDVI-KOLIWADA No 8
CRAWFORD MARKET ESTATE No 10
P.A. PALTAN ROAD No 45
PERAS ROAD No 53
NEMAN SEA Rt RECLAMATION No 49
P.A. GAMDEVI No 25
P.A. LAMINGTON ROAD No 34
LAMINGTON ROAD No 36
GAMDEVI ESTATE No 24
P.A. SANDHURST Rd WEST No 35
CHOWPATI ESTATE (WEST)
CHOWPATI WEST ST. SCHEME No 71
SANDHURST ROAD WEST
MATHEW ROAD No 21
BHATWADI No 55
PRINCESS STREET No 2
KOLBAT WADI No 54
P.A. PRINCESS STREET No 24
MARINE LINES ESTATE
HORNBY ROAD No 22
B.I. TRUST OFFICES
SANDHURST ROAD EAST No 3
BACKBAY RECLAMATION
HARBOUR
BACK BAY
BAY
GIRGAUM BACK ROAD
GIRGAUM ROAD
SENAPATI BAPAT MARG
SENAPATI BAPAT MARG
DUNCAN ROAD
ALEXANDRA DOCK
PRINCESS DOCK
MATHEW ROAD
HAJI ALI
Haji Ali Dargah
Oval Maidan
Cross Island Battery
Malabar Point
Gamdevi
Chowpatty
Bandstand
Girgaum Chowpatty
Princess Dock
Alexandra Dock
Mahalaxmi
Mahalaxmi Race Course
Mahalaxmi Temple
Worli Sea Face
Worli Fort
Worli Village
Worli Hill
Worli Sea Face
Worli Fort
Worli Village
Worli Hill
Worli Sea Face
Worli Fort
Worli Village
Worli Hill


REFERENCES
C. I Triple Chawls
P.A. ● Police Accommodation
G. X Garden
R. X Recreation Ground
C.S. ■ Cattle Stable
Cantonment Area
S.H. ⊠ Sani Permanent Huts
Nos. Against the Different Estates
Refer to Trust Schemes
Trust's improved Estates
Govt. Lands vested in Trust for 99 Years
Municipal
Trusts New Schemes
WELLINGTON LINES No 20
WOODHOUSE ROAD No 21
COLABA RECLAMATION No 7
P.A. WODEHOUSE ROAD No 16
Middle Ground Shoal
Colaba Light
Oyster Rock Battery
A R A B I A N S E A
B O M B A Y
Map
OF THE
ISLAND OF BOMBAY
NOTE
AREA OF ISLAND (a) IN TRUST'S ESTATES = 3147 ACRES
do do (b) OUTSIDE = 1142 8/4 "
TOTAL AREA OF ISLAND = 14575/4 "
Scale 1600 Ft. to an Inch
J. F. Walton
M. INST. C.E
CHIEF ENGINEER

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Government of Maharashtra
on 01 February, 2020